



THIS SPACE RESERVED FOR

2018-011861

Klamath County, Oregon

09/28/2018 10:56:00 AM

Fee: \$87.00

After recording return to:

Ashley Jones

3715 Anderson Ave

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Ashley Jones

3715 Anderson Ave

Klamath Falls, OR 97603

File No. 248345AM

STATUTORY WARRANTY DEED

Craig Phair and Molly Phair, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Ashley Jones,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel 2 of Land Partition 125-06, a replat of a portion of Tract 18 of a re-subdivision of Tracts 25 to 32 inclusive together with the South 10 feet of Tracts, 33 and 34 of ALTAMONT RANCH TRACTS, situated in NW1/4 NE1/4 Section 15, Township 39 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$205,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 25 day of September, 2018.

Sah
Craig Phair

Molly
Molly Phair

State of Oregon } ss
County of Klamath }

On this 25 day of September, 2018, before me, Stacy Howard a Notary Public in and for said state, personally appeared Craig Phair and Molly Phair, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-19-19

