



**Western** Title & Escrow

360 SW Bond Street, Suite 100  
Bend, OR 97702

**GRANTEE'S NAME:**

Matthew Paul Alford and Micaela E. Whittington

**AFTER RECORDING RETURN TO:**

Order No.: WT0161992-CAM

Matthew Paul Alford and Micaela E. Whittington

1604 Lund Road

La Pine, OR 97739

**SEND TAX STATEMENTS TO:**

Matthew Paul Alford and Micaela E. Whittington

1604 Lund Road

La Pine, OR 97739

1604 Lund Road, La Pine, OR 97739

**2018-012187**

**Klamath County, Oregon**

10/04/2018 02:11:00 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Timothy P. Hoover, Grantor, conveys and warrants to **Matthew Paul Alford and Micaela E. Whittington, not as tenants in common, but with the rights of survivorship**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See attached Exhibit A

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (**\$155,000.00**). (See ORS 93.030).

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.

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# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/02/2018

[Signature]  
Timothy P. Hoover

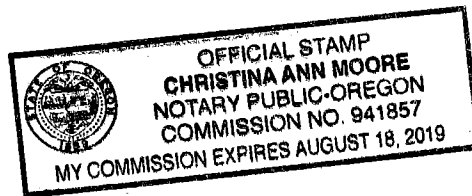
State of OREGON

County of Deschutes

This instrument was acknowledged before me on Oct. 2, 2018 by Timothy P. Hoover.

[Signature]  
Notary Public, State of Oregon

My Commission Expires: 8/18/19



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 25, Block 20, THIRD ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.