



THIS SPACE RESERVED FOR

2018-012552

Klamath County, Oregon

10/12/2018 03:38:00 PM

Fee: \$87.00

After recording return to:

Kevin S Power and Sandra L Power

12874 E Hwy 140

Klamath Falls, OR 97603

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

Kevin S Power and Sandra L Power

12874 E Hwy 140

Klamath Falls, OR 97603

File No. 254377AM

STATUTORY WARRANTY DEED

Pamela Bortz Cushman who also acquired title as Pamela M. Cushman

Grantor(s), hereby convey and warrant to

Kevin S Power and Sandra L Power, as Tenants by the Entirety,

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 1 of Land Partition 11-01 being a portion of SE 1/4 SW 1/4 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a 30.00 foot wide private easement to provide access and public utilities, to Parcels 1, 2 and 3 as created in Partition.

The true and actual consideration for this conveyance is \$280,000.00.

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.

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 11th day of October, 2018.

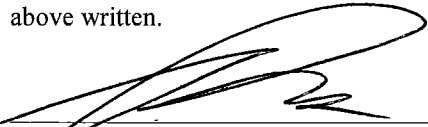

Pamela Bortz Cushman

State of Oregon } ss
County of Klamath County }

* Pamela Bortz Cushman

On this 11 day of October, 2018, before me, **Rosio V. Hernandez** a Notary Public in and for said state, personally appeared ~~Pamela M. Bortz~~, 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: Nov 06, 2020

