



THIS SPACE RESERVED FOR

<p>2018-012983 Klamath County, Oregon 10/24/2018 11:32:01 AM Fee: \$92.00</p>
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After recording return to:

John T. Callahan IV

8081 Paint Way

Sacramento, CA 95830

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

John T. Callahan IV

8081 Paint Way

Sacramento, CA 95830

File No. 261788AM

STATUTORY WARRANTY DEED

David Blair,

Grantor(s), hereby convey and warrant to

John T. Callahan IV,

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:

The E1/2 of the W1/2 of the SW1/4; the E1/2 of the SW1/4 and the W1/2 of the W1/2 of the SE1/4 of Section 20, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$114,000.00.

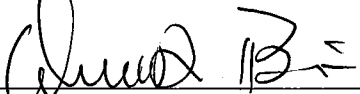
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

9/20/18

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.

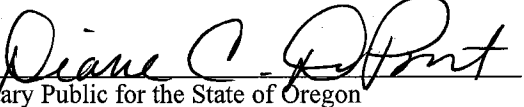
Dated this 19th day of OCTOBER, 2018.



David Blair

State of Oregon } ss
County of ~~Klamath~~ Polk

On this 19th day of October, 2018, before me, Diane C. Dupont a Notary Public in and for said state, personally appeared David Blair, 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: Dallas, Oregon
Commission Expires: 10-23-2018

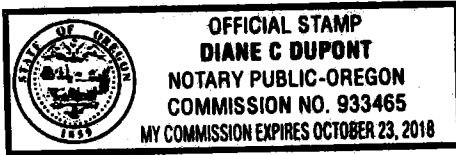
ALL-PURPOSE ACKNOWLEDGMENT

State of Oregon
County of Polk

On 10/19/2018 before me, Diane C DuPont
DATE NAME OF NOTARY PUBLIC

personally appeared David Blair
NAME(S) OF SIGNER(S)

personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Diane C. Dupont
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

Statutory Warranty Deed
TITLE OR TYPE OF DOCUMENT
2
NUMBER OF PAGES
10/19/2018
DATE OF DOCUMENT
None
SIGNER(S) OTHER THAN NAMED ABOVE