

BC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRO

2018-013656

Klamath County, Oregon



00231688201800136560010014

11/09/2018 08:52:25 AM

Fee: \$82.00

---ESTATE OF PAUL A. MEURER,---
 ---ERIC L. MEURER,---ADMINISTRATOR---

Grantor's Name and Address

---MICHAEL AND DEBRA---
 ---FISCHER---

Grantee's Name and Address

After recording, return to (Name and Address):

---MICHAEL FISCHER---
 ---2849 SE 168th AVE---
 ---PORTLAND, OR 97236---

Until requested otherwise, send all tax statements to (Name and Address):

---MICHAEL FISCHER---
 ---2849 SE 168th AVE---
 ---PORTLAND, OR 97236---

SPACE RESERVED
 FOR
 RECORDER'S USE

WARRANTY DEED IN FULFILLMENT OF CONTRACT

---ESTATE OF PAUL A. MEURER, ERIC L. MEURER,---ADMINISTRATOR---

("grantor"), for the consideration stated below, does hereby grant, bargain, sell and convey to ---MICHAEL J. AND DEBRA---
 ---A. FISCHER,---TENANTS IN COMMON-----, ("grantee"), all of that certain real property,
 with all rights and interests belonging or relating thereto, situated in ---KLAMATH--- County, Oregon, described as
 follows (legal description of property; if space insufficient, continue description on reverse or on separate sheet):

LOT 14, BLOCK 4 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office
 of the county clerk of KLAMATH COUNTY, OREGON.

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises,
 free from all encumbrances, and that grantor will warrant and forever defend the premises and every part and parcel thereof
 against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described or
 referred to below.

This deed is given in fulfillment of that certain real estate contract dated ---4/20/18---, and
 recorded on ---4/20/18---, in the Records of the county named above, in ☐ book ☐ reel ☐ volume
 No. ---2018-004814--- on page ---, and/or as ☐ fee ☐ file ☒ instrument ☐ microfilm ☐ reception No.
 (indicate which). The covenants of warranty contained in this deed shall not apply to any title, interest or encum-
 brance arising by, through or under grantee or grantee's predecessors in interest, nor to any taxes, assessments or other charges levied,
 assessed or becoming due subsequent to the date of the contract, nor to any exceptions accepted by the buyer in connection with the
 sale of property represented by the contract.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 86,250.00;

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes
 shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on ---11/2/18---; any signature on behalf of a
 business or other entity is made with the authority of that entity.

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 DETER-
 MINE 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.

STATE OF OREGON, County of _____ ss.

This record was acknowledged before me on ---11-2-18---
 by ---ERIC MEURER---

This record was acknowledged before me on _____
 by _____
 as _____
 of _____



Notary Public for Oregon
 My commission expires ---1-30-22---