

2018-013657

Klamath County, Oregon

BC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRO



00231689201800136570010011

11/09/2018 08:52:30 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, ADMINSTRATOR

("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):

A parcel of land situate in the SW ¼ SW ¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point 350 feet North of the Southwest corner of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence running East 238 feet, thence North 50 feet, thence West 238 feet, thence South 50 feet to the point of beginning.

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. on page, and/or as ☐ fee ☐ file ☒ instrument ☐ microfilm ☐ reception No. 2018-004813 (indicate which). The covenants of warranty contained in this deed shall not apply to any title, interest or encumbrance arising by, through or under the 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):

☒ \$ 173,750.00;

☐ 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 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.

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

Eric Meurer
MARION

STATE OF OREGON, County of) ss. 11-2-18

This record was acknowledged before me on
by ERIC MEURER

This record was acknowledged before me on
by
as
of



OFFICIAL STAMP
JANE MARIE LOWERY
NOTARY PUBLIC - OREGON
COMMISSION NO 970975
MY COMMISSION EXPIRES JANUARY 30, 2022

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