

2018-014724

Klamath County, Oregon

12/07/2018 02:46:01 PM

Fee: \$87.00



After Recording Return to:
Seth C. Grahn and Dianne Grahn
4599 S. Moon River Place
Green Valley, AZ 85622-5458

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE6013
269254 AM

STATUTORY WARRANTY DEED

Loyd Muth and Darlene Muth,

herein called grantor, convey(s) and warrant(s) to

Seth C. Grahn and Dianne Grahn, Husband and Wife

herein called grantee, all that real property situated in the County of *Klamath* ~~Deschutes~~, State of Oregon,
described as:

**Lot 10 in Block 13, SUN FOREST ESTATES – TRACT 1060, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon**

(Map & Tax #R2310036D0-12700-000)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$23,500.00.**

Return To:
Deschutes County
Title Company

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, AND 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: 12-5-2018

Loyd Muth
Loyd Muth

Darlene Muth
Darlene Muth

STATE OF ARIZON, County of Yuma) ss.

On 12/5/18, personally appeared the above named **Loyd Muth and Darlene Muth** and acknowledged the foregoing instrument to be Their voluntary act and deed.

Before me: Lucy T. Huereque
Notary Public for ARIZONA
My commission expires: 8/18/21

Official Seal

