



2018-014805

Klamath County, Oregon

12/11/2018 09:44:01 AM

Fee: \$82.00

After recording return to: (Name, Address, Zip)

Evergreen Land Title Company

260 Country Club Road, Ste. 120, Eugene, OR 97401

Until requested otherwise, send all tax statements to:

JAMES VANASSE

481 Twin View Blvd., Redding, CA 96003

GRANTOR:

NICOLAS CROSBY

29984 Kelso, Eugene, OR 97402

GRANTEE:

JAMES VANASSE

481 Twin View Blvd., Redding, CA 96003

ORDER NO. 18-17139

TAX ACCOUNT NO.

MAP NO.

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

(Individual Grantor)

NICOLAS CROSBY, Grantor, conveys and warrants to JAMES VANASSE, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

Lot 2, Block 15, Fairview Addition No. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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.

The true and actual consideration for this conveyance is \$45,500.00. (Here, comply with the requirements of ORS 93.030.)

Dated this December 10, 2018

NICOLAS CROSBY

State of Oregon
County of Lane

The foregoing instrument was acknowledged before me this 10 day of December, 2018, by
NICOLAS CROSBY.

Notary Public in and for the State of Oregon
My commission expires: 9/27/2020

