

AmeriTitle
MTC 266V15 AM
After recording return to
and send all tax statements to:

Oregon Water Utilities, Inc.
c/o SouthWest Water Company
1325 N. Grand Avenue, Suite 100
Covina, CA 91724-4044
Attn: General Manager

2018-014935

Klamath County, Oregon

12/13/2018 09:19:01 AM

Fee: \$87.00

STATUTORY WARRANTY DEED

HERITAGE BANK, successor by merger to Premier Community Bank, hereby conveys and warrants to **OREGON WATER UTILITIES, INC.**, an Oregon Corporation ("Grantee"), the following described real property located in Klamath County, Oregon free of encumbrances except as specifically set forth herein: Parcel 2 and Parcel 3 of Land Partition 13-18, situated in the SW1/4 NE1/4, SE1/4 NE1/4 and the SE1/4 of Section 36, Township 38 South, Range 08 East of the Willamette Meridian, Klamath County, Oregon and recorded October 17, 2018 as Instrument No. 2018-012687, Klamath County Records.

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: None

The true and actual consideration for this conveyance is: \$27,500.

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 11 day of December 2018.

Grantor: **HERITAGE BANK, successor by merger to Premier Community Bank**

By: 

Its: Senior Vice President

WASHINGTON
STATE OF ~~OREGON~~)

COUNTY OF Thurston)ss

The foregoing instrument was acknowledged before me on this 11 day of December,
2018, by [INSERT] Christy L. Hamby

Christy L. Hamby

Notary Public for ~~Oregon~~ WASHINGTON

My commission expires: 02-02-2021

