

2018-014990

Klamath County, Oregon

12/14/2018 12:13:01 PM

Fee: \$107.00



After Recording Return to:

Glen Newell Stevens

144320 Birchwood

La Pine, OR 97739

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

File No. DE5478

256025AM

STATUTORY WARRANTY DEED

Trevor D. Hutchens, and Edward M. Litten, and Ronald Roberts, and Nicholas Kapphahn,

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

Glenn Newell Stevens,

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

Lot 99 Block 1 of Tract 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Map & Tax #230036C002400)


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 **\$199,000.00.**

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: 10/16/18



Trevor D. Hutchens

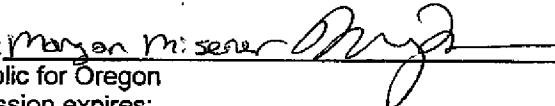
X _____
Edward M. Litten

X _____
Ronald Roberts

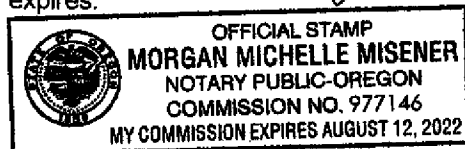
X _____
Nicholas Kapphahn

STATE OF OREGON, County of Deschutes) ss.

On October 16, 2018, personally appeared the above named Trevor D. Hutchens and acknowledged the foregoing instrument to be His voluntary act and deed.

Before me: 
Notary Public for Oregon
My commission expires:

Official Seal



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: 10/16/18

X _____
Trevor D. Hutchens

X 
Edward M. Litten

X _____
Ronald Roberts

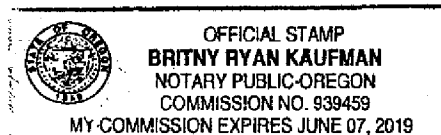
X _____
Nicholas Kappahn

STATE OF OREGON, County of Deschutes) ss.

On October 14, 2018, personally appeared the above named **Edward M. Litten** and acknowledged the foregoing instrument to be His voluntary act and deed.

Before me: 
Notary Public for Oregon
My commission expires:

Official Seal



Dated:

Official Seal



All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Amador

On 10/17/2018 before me, LINDA D. JAMISON, Notary Public (here insert name and title of the officer),

personally appeared RONALD ROBERTS

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(~~ies~~), and that by his/~~her~~/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand
and official seal.

Signature

For Bank Purposes Only

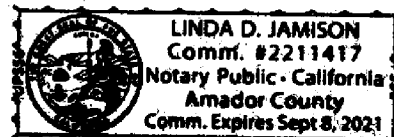
Description of Attached Document

Type or Title of Document STATUTORY WARRANTY DEED

Document Date 10/17/2018

Number of Pages 2

Signer(s) Other Than Named Above TREVOR D HUTCHENS, EDWARD M LITEN, NICHOLAS KAPPAHAW



Notary Seal



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Dated:

10/16/18

x

Trevor D. Hutchens

x

Edward M. Litten

x

Ronald Roberts

x

Nicholas Kappahn

STATE OF OREGON, County of Deschutes) ss.

On Oct. 16, 2018, personally appeared the above named **Nicholas Kappahn** and acknowledged the foregoing instrument to be His voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11/05/2018

Official Seal

