

Grantor Name and Address

ELAINE PONCIANO
728 Rocky Road Drive
Medford, OR 97601

Grantee Name and Address

WILLIS S. KEFFER and RHONDA K. KEFFER
2209 Vine Avenue
Klamath Falls, OR 97601

After recording, return to (Name and Address):

And all tax statement to (Name and Address):
WILLIS AND RHONDA KEFFER
2209 Vine Avenue
Klamath Falls, OR 97601

Return to:
WILLIS AND RHONDA KEFFER
2209 Vine Avenue
Klamath Falls, OR 97601

2019-001148

Klamath County, Oregon



00235375201900011480010014

02/07/2019 12:31:15 PM

Fee: \$82.00

WARRANTY DEED - STATUTORY FORM (SURVIVORSHIP)

ELAINE PONCIANO, Grantor, conveys and warrants to WILLIS S. KEFFER and RHONDA K. KEFFER, Grantee(s), not as tenants in common, but with the right of survivorship, their assigns and the heirs of the survivor of the Grantee(s) the following described real property situated in Klamath County, Oregon:

The South 80 feet of Lot 486 in Block 114, MILLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

For information purposes only, the physical address, map/tax acct#(s) may be referenced here: Klamath County Assessor's Parcel No. R-3809-033AC-09300-000 and Property ID No. R480660. Commonly known as 2209 Vine Ave., Klamath Falls, OR 97601.

This property is free from all encumbrances except: (If none, so state) None.

The true consideration for this conveyance is \$ 0.00. (See requirements of ORS 93.030)

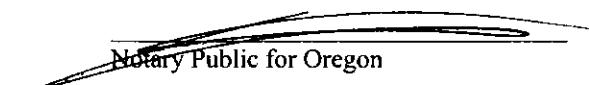
DATED 02/06/2019; any signature on behalf of a business or other entity is made with the authority of that entity.


ELAINE PONCIANO

State of Oregon
County of Jackson



This instrument was acknowledged before me on 02/06/2019 by ELAINE PONCIANO.


Notary Public for Oregon

Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions). 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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. Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.