

Ameri title 277914 AM

2019-001336

Klamath County, Oregon

02/12/2019 02:33:01 PM

Fee: \$107.00

**RECORDING REQUESTED BY  
OLD REPUBLIC TITLE COMPANY OF OREGON**

Escrow No.: 5513007456  
APN:

**WHEN RECORDED MAIL TO**

Cody Allen  
PO Box 7564  
Klamath Falls, OR 97602

**MAIL TAX STATEMENT TO**

Cody Allen  
PO Box 7564  
Klamath Falls, OR 97602

SPACE ABOVE RESERVED FOR RECORDER'S USE

**WARRANTY DEED**

Michael P Drayton and Christopher P Drayton, Grantor, conveys and warrants to Cody Allen, Grantee, the following described real property in the County of Klamath, State of Oregon, described as follows:

See "Exhibit A" attached hereto and made a part hereof.

The described real property is free of all liens and encumbrances except (if none, so state):

See "Exhibit A" attached hereto and made a part hereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$110,000.00.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.**

\* Signed in counterpart \*

Dated this \_\_\_\_\_ day of February, 2019.

\_\_\_\_\_  
Michael P Drayton

*Christopher P Drayton*  
Christopher P Drayton

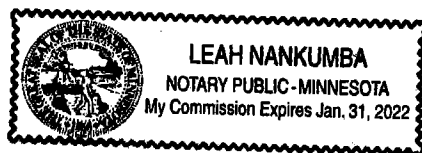
STATE OF CALIFORNIA  
County of \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of February, 2019 by Michael P Drayton.

\_\_\_\_\_  
Notary Public for California  
My Commission Expires:

STATE OF Minnesota  
County of Ramsey

This instrument was acknowledged before me on this 17 day of February, 2019 by Christopher P Drayton.



*Leah Nankumba*  
Notary Public for Minnesota  
My Commission Expires: 01/31/2022

Dated this 8th day of February, 2019.

Michael P. Drayton  
Michael P Drayton

\_\_\_\_\_  
Christopher P Drayton

STATE OF CALIFORNIA  
County of \_\_\_\_\_

*please see attached*  
This instrument was acknowledged before me on this \_\_\_\_\_ day of February, 2019 by Michael P Drayton.

\_\_\_\_\_  
Notary Public for California  
My Commission Expires:

STATE OF Minnesota  
County of \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of February, 2019 by Christopher P Drayton.

\_\_\_\_\_  
Notary Public for Minnesota  
My Commission Expires:

## CALIFORNIA JURAT CERTIFICATE

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 Sonoma

Subscribed and sworn to (or affirmed) before me on this 8 day of February  
2019, by Michael P. Drayton

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS MY HAND AND OFFICIAL SEAL.

*Sophia Freedman*

Signature of Notary Public



(Notary Seal)

### OPTIONAL INFORMATION

*The jurat contained within this document is in accordance with California law. Any affidavit subscribed and sworn to before a notary shall use the preceding wording or substantially similar wording pursuant to Civil Code sections 1189 and 8202. A jurat certificate cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. The seal and signature cannot be affixed to a document without the correct notarial wording. As an additional option an affiant can produce an affidavit on the same document as the notarial certificate wording to eliminate the use of additional documentation.*

#### DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed

(Title of document)

Number of Pages 4 (Including jurat)

Document Date 02/08/2019

NA

(Additional Information)

#### CAPACITY CLAIMED BY SIGNER

☐ Individual

☐ Corporate Officer

☐ Partner

☐ Attorney-In-Fact

☐ Trustee

☐ Other: \_\_\_\_\_

Order No.: 5513007456

## **EXHIBIT A**

### **Exceptions:**

City liens, if any, of the City of Klamath Falls.

Easement for existing public utilities in vacated street area and the conditions imposed thereby.

Reserved by vacation order recorded: August 28, 1981

Volume: M81, page 15343

Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.

Any statutory lien for labor or material, which now has gained, or hereafter may gain priority over the lien of the insured mortgage.

Persons in possession or claiming the right of possession.

## EXHIBIT "A"

The West 15 feet of Lot 9, and all of Lots 10, 11 and 12 in Block 4 of Mountain View Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

Saving and excepting therefrom that portion of Lot 12 more particularly described as follows: Beginning at the Northwest corner of said Lot 12; thence North  $87^{\circ}32'48''$  East along the North line of said Lot 12, 12.46 feet; thence South  $25^{\circ}33'01''$  West 28.66 feet to the West line of said Lot 12; thence North  $02^{\circ}27'12''$  West along the West line of said lot, 25.31 feet to the point of beginning.

Together with that portion of Vacated Arlington Street adjacent to the West line of said Lot 12.