



After recording return to:
Larry M. Tipton and Sharon D. Tipton
3269 Maricopa Ave, Suite 114-413
Lake Havasu City, AZ 86406

Until a change is requested all tax
statements shall be sent to the
following address:
Larry M. Tipton and Sharon D. Tipton
3269 Maricopa Ave, Suite 114-413
Lake Havasu City, AZ 86406

File No.: 7064-3183851 (SNB)

Date: January 28, 2019

278817AM

THIS SPACE RESERVED FOR RECORD

2019-001588

Klamath County, Oregon

02/20/2019 01:26:01 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

April K. Thornton, Grantor, conveys and warrants to **Larry M. Tipton and Sharon D. Tipton as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1: Lot 1 in Block 11 of Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: Lot 2 in Block 11 of Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$130,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 101
Bend, OR 97702

APN: 10637

Statutory Warranty Deed
- continued

File No.: 7064-3183851 (SNB)

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 15 day of February, 2019.

April K Thornton
April K. Thornton

STATE OF Oregon)
County of Marion) ss.
Klamath)

This instrument was acknowledged before me on this 15 day of February, 2019
by **April K. Thornton**.

[Signature]
Notary Public for Oregon
My commission expires: 11-3-19

