



After recording return to:
Robert M. Humphres
8605 NE 51st Ave
Vancouver, WA 98665

Until a change is requested all tax
statements shall be sent to the
following address:
Robert M. Humphres
8605 NE 51st Ave
Vancouver, WA 98665

File No.: 7064-3173981 (SNB)

Date: January 03, 2019

2:18:2 AM

THIS SPACE RESERVED FOR RECORD

2019-002006

Klamath County, Oregon

03/05/2019 02:01:02 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Debra E. Stone and Lois A. Hantho, Grantor, conveys and warrants to **Robert M. Humphres and Kari A. Groat not as tenants in common, but with rights of survivorship and Karen P. Groat and Clifford W. Groat as tenants by the entirety, all not as tenants in common but with rights of survivorship**, 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:

Lot 6, Block 2, WAGON TRAIL ACREAGES NO. 1, FIRST ADDITION, 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 **\$275,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

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 26 day of ~~February~~ February, 2019.

Debra E. Stone

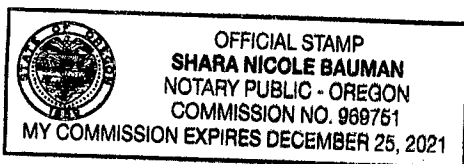
Debra E. Stone

Lois A. Hantho

Lois A. Hantho

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

This instrument was acknowledged before me on this 26 day of February, 2019
by **Debra E. Stone and Lois A. Hantho.**



Shara Nicole Bauman

Notary Public for Oregon

My commission expires:

12/25/21