



MTC 2 82 163 AM
RECORDING REQUESTED BY:

2019-003475

Klamath County, Oregon

03/29/2019 02:57:00 PM

Fee: \$92.00

3539 Heathrow Way, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Scott Galpin

GRANTEE'S NAME:

Robert Fraser and Deberah Fraser

AFTER RECORDING RETURN TO:

Order No.: 470319061327-CC

Robert Fraser and Deberah Fraser, as tenants by the entirety

440 Fulton Street

Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Robert Fraser and Deberah Fraser

440 Fulton Street

Klamath Falls, OR 97601

APN: 299929

Map: R-3809-029CB-05800-000

440 Fulton Street, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Scott Galpin, an estate in fee simple, Grantor, conveys and warrants to Robert Fraser and Deberah Fraser, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 30 and the Southwesterly 34 feet of Lot 29, WEST PARK, EXCEPTING THEREFROM the Southerly 28 feet of Lot 30, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED NINETY-TWO THOUSAND AND NO/100 DOLLARS (\$192,000.00). (See ORS 93.030).

Subject to:

Easements, conditions, covenants and restrictions of record.

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.

92

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: March 27, 2019



Scott Galpin

State of _____
County of _____ *see attached*

This instrument was acknowledged before me on _____ by Scott Galpin.

Notary Public - State of

My Commission Expires: _____

ACKNOWLEDGMENT

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 27 March 2019 before me, K. Sabrina Johnson, Notary Public
(insert name and title of the officer)

personally appeared Scott Galpin,
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 [Signature]

(Seal)

