



THIS SPACE RESERVED FOR

2019-004020

Klamath County, Oregon

04/15/2019 03:27:01 PM

Fee: \$87.00

After recording return to:

Russell Williford

13801 Cardigan Ave

Bakersfield, CA 93314

Until a change is requested all tax statements shall be sent to the following address:

Russell Williford

13801 Cardigan Ave

Bakersfield, CA 93314

File No. 287686AM

STATUTORY WARRANTY DEED

William H. Colerus who acquired title as WILLIAM H. COLERUS II

Grantor(s), hereby convey and warrant to

Russell Williford,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**North 1/2 of East 1/2 of Lot 17, Block 5, KLAMATH FALLS FOREST ESTATES SYCAN UNIT,
according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$ other valuable consideration.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 12 day of April, 2019 2019 2019 2019

William H. Colerus
William H Colerus

State of California } ss
County of Kern }

On this 12th day of April, 2019, before me, Marie C. Villaseñor a Notary Public in and for said state, personally appeared William H. Colerus, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Marie C. Villaseñor
Notary Public for the State of California
Residing at: 9300 Kingsmill Lane, Bakersfield, CA 93312
Commission Expires: July 25, 2021

