



2019-004944

Klamath County, Oregon

05/07/2019 11:08:01 AM

Fee: \$92.00

TITLE NO. 290356AM
ESCROW NO. EU19-0689 NRR
TAX ACCT. NO. R140528; M567158
MAP/TAX LOT NO. R-2310-036C0-07600-000

GRANTOR

SHARON K. WADE

GRANTEE

SEAN FLAHERTY and KOLANDA FLAHERTY

10411 NE 94th Street
Vancouver, WA 98662

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

After recording return to:
CASCADe TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

SHARON K. WADE, Grantor,

conveys and warrants to

SEAN FLAHERTY and KOLANDA FLAHERTY, as tenants by the entirety, Grantee,
the following described real property free of encumbrances except as specifically set forth herein:

Lot 15, Block 5, TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is **\$125,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Except the following encumbrances:

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

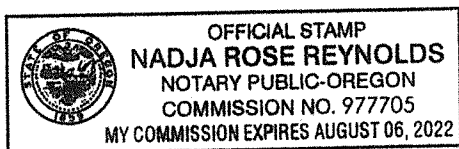
Dated this 26th day of April, 2019.

Sharon K. Wade
SHARON K. WADE

State of Oregon
County of Lane

This instrument was acknowledged before me on April 26th, 2019 by SHARON K. WADE.

[Signature]
(Notary Public for Oregon)
My commission expires 8.6.2022



STATE OF OREGON

CERTIFICATION OF VITAL RECORD

825028
I.D. TAG NO.

OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

STATE FILE NUMBER

1. Legal Name First: Gary Middle: Robert Last: Wade		2. Death Date November 12, 2018	
3. Sex Male	4. Age 75 years	5. Social Security Number [REDACTED]	
6. County of Death Deschutes		7. Birthdate June 09, 1943	
8. Birthplace Portland, Oregon		9. Decedent's Education 9th - 12th grade	
10. Was Decedent of Hispanic Origin? No		11. Decedent's Race(s) White	
12. Was Decedent Ever in U.S. Armed Forces? No		13. Residence: Number and Street 11729 Alderwood Drive	
14. City/Town La Pine		15. Residence County Klamath	
16. State or Foreign Country Oregon		17. Zip Code + 4 97739	
18. Inside City Limits? No		19. Marital Status at Time of Death Married	
20. Spouse's Name Prior to First Marriage Sharon Katherine Strunk		21. Usual Occupation Heavy Equipment Operator	
22. Kind of Business/Industry Logging		23. Father's Name Robert W. Wade	
24. Mother's Name Prior to First Marriage Phyllis Emma Lang		25. Informant's Name Sharon Katherine Wade	
26. Telephone Number Not Available		27. Relationship to Decedent Spouse	
28. Mailing Address 11729 Alderwood Drive, La Pine, OR 97739		29. Place of Death Hospice Facility	
30. Facility Name Partners in Care		31. Location of Death 2075 NE Wyatt Court	
32. City/Town or Location of Death Bend		33. State Oregon	
34. Zip Code + 4 97701		35. Method of Disposition Burial	
36. Place of Disposition North Yamhill Cemetery Corporation		37. Location Yamhill, Oregon	
38. Name and Complete Address of Funeral Facility Baird Memorial Chapel 16468 Finley Butte Road, La Pine, Oregon 97739			
39. Date of Disposition November 15, 2018		40. Funeral Director's Signature Bradley Bolt Baird	
41. OR License Number CO-3811		42. Registrar's Signature Kathy A. Eckerman	
43. Date Received November 19, 2018		44. Local File Number 3192	
45. Amendment			

7089747

TO BE COMPLETED BY FUNERAL FACILITY

I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

NOV 19 2018

DATE ISSUED:

JENNIFER A. WOODWARD, PH.D.
STATE REGISTRAR

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER

