

2019-007430

Klamath County, Oregon



00243052201900074300030038

07/02/2019 09:27:44 AM

Fee: \$92.00

Returned at Counter

After recording, return to:

STEPHEN MATTHEW KEENAN  
31430 VICTOR RD  
CATHEDRAL CITY, CA 92234

Until a change is requested,  
all tax statements should be sent to:

STEPHEN MATTHEW KEENAN  
31430 VICTOR RD  
CATHEDRAL CITY, CA 92234

**WARRANTY DEED**

Under ORS 93.850

The grantor,

CHRISTOPHER DARREN BADER A SINGLE MAN  
629 CHETCO AVE APT A  
BROOKINGS, OR. 97415

for the true and actual consideration of \$20,000.00

TWENTY THOUSAND DOLLARS  
CONVEYS AND WARRANTS to the grantee,

STEPHEN MATTHEW KEENAN A MARRIED MAN  
31430 VICTOR RD  
CATHEDRAL CITY, CA 92234

the following described real property, free of encumbrances, except as specifically  
set forth herein:

KLAMATH FALLS FOREST ESTATES  
SYCAN UNIT BLK 11 LOT-5 POR

Parcel ID: 179167

MTL 3313-02700-04400

And commonly known as:

BLK 11 LOT-5  
BLACK PINE LN.

Source of Title:

BEING THE SAME PROPERTY CONVEYED BY  
WARRANTY DEED FROM CATHLEEN MARIE DANIELS  
TO CHRISTOPHER DARREN BADER, RECORDED IN 2004  
IN THE RECORDS OF KLAMATH COUNTY, OR.

This conveyance is made subject to:

EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY  
APPEARING OF RECORD OR ENFORCEABLE IN LAW  
AND EQUITY, AND GENERAL PROPERTY TAXES FOR  
THE YEAR 2019 AND THEREAFTER,

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, CHAPTERS 885, 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 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 TO 195.336 AND  
SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO  
9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7,  
CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 1<sup>st</sup> day of JULY, 2019, in the presence of:

Christopher Darren Bader

Signature

CHRISTOPHER DARREN BADER

Print Name

GRANTOR

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF OREGON

COUNTY OF CURRY

On this 1<sup>st</sup> day of July, 2019, before me, Notary Public in and for said state, personally appeared Christopher Darren

Bader

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me he freely executed the same.

Signature:

Eileen Jay Roberts

Print Name:

EILEEN JAY ROBERTS

Title: NOTARY PUBLIC

My Commission Expires: 08-25-2020

