

2019-008012

Klamath County, Oregon



00243775201900080120030039

07/17/2019 09:12:49 AM

Fee: \$92.00

After recording, return to:

STEPHEN MATTHEW KEENAN AND DIANA L. KEENAN
31430 VICTOR RD.
CATHEDRAL CITY, CA 92234

Until a change is requested,

all tax statements should be sent to:

STEPHEN MATTHEW KEENAN AND DIANA L. KEENAN
31430 VICTOR RD
CATHEDRAL CITY, CA. 92234

WARRANTY DEED

Under ORS 93.850

The grantor,

CHRISTOPHER 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 AND DIANA L. KEENAN
A MARRIED COUPLE AS TENANTS BY ENTIRETY
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.

RERECORDED AT THE REQUEST OF STEPHEN MATTHEW KEENAN
TO CORRECT THE WARRANTY DEED PREVIOUSLY RECORDED
IN VOLUME 2019 AND PAGE 007430

Source of Title:

BEING THE SAME PROPERTY CONVEYED BY
WARRANTY DEED FROM CATHLEEN MARIE DANIELS
TO CHRISTOPHER 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 16th day of JULY, 2019, in the presence of:

Signature Christopher Bader
Print Name CHRISTOPHER BADER
Capacity GRANTOR

~~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 Cum

On this 10th day of July, 2019, before me, Notary Public in and for said state, personally appeared Christopher 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: [Signature]
Print Name: Doni W. Horton
Title: Nanny public
My Commission Expires: Nov. 19 2022

