

313751AM
TICOR TITLE

470319063307-AC

AFTER RECORDING RETURN TO:

Order No.: 470319063307-AC
Greg A Stratton and Cathy A Stratton
7714 Skycrest Drive
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Greg A Stratton and Cathy A Stratton
7714 Skycrest Drive
Klamath Falls, OR 97601

1700 Skycrest Drive, Klamath Falls, OR 97601

2019-009058

Klamath County, Oregon

08/09/2019 01:22:01 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Patricia Humburger, Grantor, conveys and warrants to **Greg A Stratton and Cathy A Stratton, 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:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

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

Dated: 8/7/2019

Patricia Humburger
Patricia Humburger

State of OR
County of Deschutes

This instrument was acknowledged before me on 8/7/2019 by Patricia Humburger.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 1/24/22

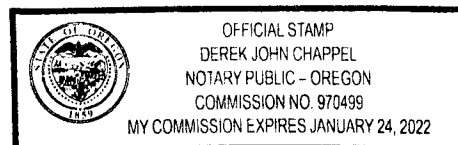


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4 in Block 1 of Tract No. 1034 Lakewoods Subdivision Unit No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.