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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU

2019-010014

Klamath County, Oregon



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08/30/2019 03:20:05 PM

Fee: \$82.00

at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

DAVID B & BEVERLY CLAWSON
~~PO BOX 1603~~ WIARD ST.
KLAMATH FALLS OR 97603

Grantor's Name and Address

Charles Herbert Floyd Brady
P.O. BOX 666
HAPPY CAMP CA. 96039

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

FLOYD BRADY
PO BOX 666
HAPPY CAMP CA. 96039

Until requested otherwise, send all tax statements to (Name, Address, Zip):

FLOYD BRADY
P.O. BOX 666
HAPPY CAMP
CA. 96039

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DAVID B. CLAWSON AND BEVERLY A CLAWSON

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Charles Herbert FLOYD BRADY

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 14, BLOCK 2, of First ADDITION TO NIMROD RIVER PARK
According To The official PLAT Thereof on File in The office
of The county clerk of KLAMATH COUNTY OREGON.
SUBJECT TO: COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, RESTRICTIONS,
RIGHTS, RIGHT OF WAYS, AND ALL MATTERS OF RECORD.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): N/A

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2000. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. ^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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.

David B. Clawson
Beverly A. Clawson

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 12 August 2019
by David B. Clawson and Beverly A. Clawson

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL SEAL
KAREY E. O'NEIL
NOTARY PUBLIC-OREGON
COMMISSION NO. 956055
MY COMMISSION EXPIRES OCTOBER 30, 2020

Karey E. O'Neil
Notary Public for Oregon

My commission expires 10-30-20