2019-010417

Klamath County, Oregon 09/09/2019 08:55:01 AM

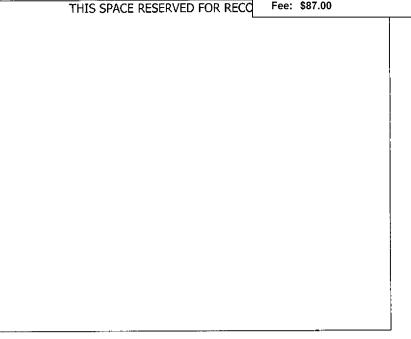
Fee: \$87.00



After recording return to: Dorothy J. Siewert 514 Americas Way #3914 Box Elder, SD 57719

Until a change is requested all tax statements shall be sent to the following address: Dorothy J. Siewert 514 Americas Way #3914 Box Elder, SD 57719

File No.: 7064-3295582 (SNB) Date: August 27, 2019 310185 Pm



STATUTORY WARRANTY DEED

Ralph E. Stout and Doris A. Stout, Grantor, conveys and warrants to Dorothy J. Siewert, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 14 in Block 7 of JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
- 2. Taxes for the fiscal year 2019-2020 a lien due, but not yet payable.

The true consideration for this conveyance is \$210,000.00. (Here comply with requirements of ORS 93.030)

and recording return to: First American Title 395 SW Bluff Drive, Suite 100 Bend, OR 97702

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.

Dated this 3 day of lent.	, 20 <u>19</u> .
Dalok E Start	Doris A. Stout
Ralph E. Stout	Doris A. Stout

STATE OF Oregon

)ss.

County of Klamath Deschules)

This instrument was acknowledged before me on this 3°C day of September 20 10 to Palab E. Stout and Paris A. Stout

by Ralph E. Stout and Doris A. Stout.

Notary Public for Oregon

My commission expires: AUQUST 30, 2022

