



2019-012433
Klamath County, Oregon
10/24/2019 09:32:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:
Paul Sturges and Theresa Sturges
125 Sturges Lane
Salem, OR 97317

Until a change is requested all tax statements shall be
sent to the following address:
Paul Sturges and Theresa Sturges
125 Sturges Lane
Salem, OR 97317
File No. 330446AM

STATUTORY WARRANTY DEED

Karl C. Bolton and Shelley M. Bolton, husband and wife, as to an undivided 50% interest and Gregory A. Bolton, as to an undivided 50% interest, not as tenants in common but with right of survivorship

Grantor(s), hereby convey and warrant to

Paul Sturges and Theresa Sturges, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 24, Block 1, Tract 1098 – SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-035B0-00800

The true and actual consideration for this conveyance is \$35,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Return To: AmeriTitle

Dated this 22nd day of October, 2019.



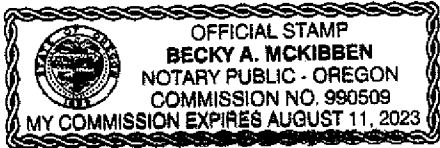
Gregory A. Bolton

State of Oregon } ss
County of Linn }

On this 22nd day of October, 2019, before me, Becky A. McKibben a Notary Public in and for said state, personally appeared Gregory A. Bolton, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Jefferson
Commission Expires: 8-11-23



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 22nd day of October, 2019.

Karl C. Bolton
Karl C. Bolton

Shelley M. Bolton
Shelley M. Bolton

State of Oregon } ss
County of Douglas }

On this 22nd day of October, 2019, before me, Stefanie DeAnn Maze a Notary Public in and for said state, personally appeared Karl C. Bolton and Shelley M. Bolton, known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stefanie DeAnn Maze
Notary Public for the State of Oregon
Residing at: Roseburg, Oregon
Commission Expires: June 19, 2020

