

2019-013535

Klamath County, Oregon

11/20/2019 09:26:01 AM

Fee: \$87.00

WARRANTY DEED

Comment on statutory warranty deed: The statutory warranty deed carries a covenant of seisin, a covenant of right to convey, a covenant against encumbrances and a covenant of general warranty. It passes the entire purported interest of the grantor at the date of deed and any after acquired title of the grantor, and the grantor is estopped from asserting less interest at the date of the deed than that purported in the deed.

After recording return to:

**TABITHA ANN KEOUGH
5122 VILLA DRIVE
KLAMATH FALLS, OR 97603**

Until a change is requested, all tax statements shall be sent to the following address:

[SAME AS ABOVE]

STATUTORY WARRANTY DEED

Tabitha Ann Keough who acquired title as Tabitha Thompson conveys and warrants to **Tabitha Ann Keough**

grantee the following described real property free of encumbrances except as specifically set forth herein:

5122 Villa Drive, Klamath Falls, OR 97603

With Legal Description:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:
LOT 6 IN BLOCK 16 OF TRACT NO. 1220, FOURTH ADDITION TO THE MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

This property is free of encumbrances, EXCEPT: [If there are to be exceptions to the covenants, here insert such exceptions.]

The true consideration for this conveyance is \$0.00. [Here comply with requirements of ORS 93.030.]

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. [This text is required by ORS 93.040.]

Dated this 15 day of Nov, 19.

Tabitha Ann Keough

Tabitha Ann Keough

State of OR

County of Umatilla

This instrument was acknowledged before me on Nov 15, 2018
by Tabitha Ann Keough

[Signature]
Notary Public (signature)

Vivian Garcia
Notary Public (printed name)

