

2021-018382

Klamath County, Oregon

12/13/2021 08:25:05 AM

Fee: \$97.00

RECORDING COVER SHEET (Please Print or Type) this cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Fidelity National Title Group

2533 North 117th Avenue

Omaha, NE

OR-21-262992

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

SEND TAX STATEMENTS TO:

No Change

TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Statutory Warranty Deed

DIRECT PARTY(S) -- (i.e., DEEDS: Seller/Grantor; MORTGAGES: Borrower/Grantor; LIENS: Creditor/Plaintiff)

ORS 205.125(1) (b) and 205.160

Mark D. Houlihan

INDIRECT PARTY(S) -- (i.e., DEEDS: Buyer/Grantee; MORTGAGES: Beneficiary/Lender; LIENS: Debtor/Defendant)

ORS 205.125(1) (a) and 205.160

Jeffrey Dale Fortner

TRUE AND ACTUAL CONSIDERATION-- (Amount in dollars or other) ORS 93.030(5)

\$ 111,500.00

JUDGMENT AMOUNT-- (obligation imposed by the order or warrant) ORS 205.125(1) (c)

\$ 0.00

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:

RERECORDED AT THE REQUEST OF Fidelity National Title Group

TO CORRECT Scrivener's error in legal description.

PREVIOUSLY RECORDED IN BOOK/PAGE/FEE NUMBER 2013-003958

1st
1927331-
DMS



After recording return to:
Jeffrey Dale Fortner
4639 Widgeon Dr.
Bonanza, OR 97623

Until a change is requested all tax
statements shall be sent to the
following address:
Jeffrey Dale Fortner
4639 Widgeon Dr.
Bonanza, OR 97623

File No.: 7021-1927331 (DM)
Date: July 20, 2012

2013-003958

Klamath County, Oregon

04/15/2013 02:03:23 PM

Fee: \$42.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Mark D. Houlihan, Grantor, conveys and warrants to **Jeffrey Dale Fortner**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

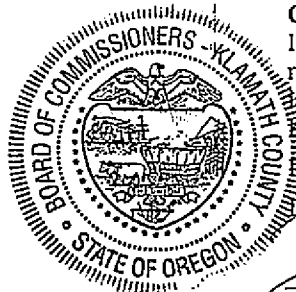
LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

KLAMATH FOREST ESTATES, Lot 67 Block 45, HIGHWAY 66, UNIT PLAT #2, 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.

The true consideration for this conveyance is **\$111,500.00**. (Here comply with requirements of ORS 93.030)



State of Oregon

County of Klamath

I hereby certify that instrument #2013-003958,
recorded on 4/15/2013, consisting of 2 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.

Michelle Long, Klamath County Clerk

Date: December 6th, 2021

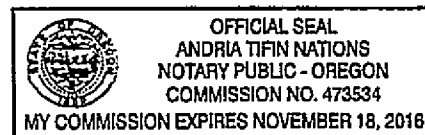
Paula Harris
Paula Harris

F.
42.00

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 12TH day of April, 2013.

Mark D. Houlihan
Mark D. Houlihan



STATE OF Oregon)
County of Clackamas) ss.

This instrument was acknowledged before me on this 12 day of April, 2013
by **Mark D. Houlihan**.

Andria Tiffin Nations
Notary Public for Mark Houlihan
My commission expires: Nov. 18, 2016

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

Lot 67, Block 45, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel ID: 473366

Commonly known as 4639 Widgeon Ln, Bonanza, OR 97623-7741
However, by showing this address no additional coverage is provided