

2022-010891

Klamath County, Oregon



00305798202200108910020020

09/08/2022 09:58:17 AM

Fee: \$87.00

 SPACE RESERVED  
 FOR  
 RECORDER'S USE

JAMES RICHARD VAUGHAN

89115 W. RANDOLPH LANE

BANDON, OR 97411

Grantor's Name and Address

JAMES RICHARD VAUGHAN AND ANN LOUISE VAUGHAN

89115 W. RANDOLPH LANE

BANDON, OR 97411

Grantee's Name and Address

After recording, return to (Name and Address):

JAMES RICHARD VAUGHAN AND ANN LOUISE VAUGHAN

89115 W. RANDOLPH LANE

BANDON, OR 97411

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

JAMES RICHARD VAUGHAN AND ANN LOUISE VAUGHAN

89115 W. RANDOLPH LANE

BANDON, OR 97411

## WARRANTY DEED

JAMES RICHARD VAUGHAN

 ("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to JAMES RICHARD VAUGHAN  
 AND ANN LOUISE VAUGHAN, AS HUSBAND AND WIFE,

 ("grantee"), all of that certain real property,  
 with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, described as  
 follows (legal description of property: description space continued on reverse):

LOT 36, TRACT 1416, THE WOODLANDS-PHASE I,  
 According to the OFFICIAL PLAT THEREOF ON FILE IN  
 THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY,  
 OREGON.

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

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both: see ORS 93.030):

☐ \$ 0;☐ other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration.

(CONTINUED)



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

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 encumbrances described above.

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

Grantor has executed this instrument on 9/8/2022; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

*James Richard Vaughan*

STATE OF OREGON, County of Klamath ss.

This record was acknowledged before me on September 8, 2022, by James Richard Vaughan.

This record was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_



*Lisa M. Kessler*  
Notary Public for Oregon  
My commission expires 12/19/2022