

2008-008000

Klamath County, Oregon



00047221200800080000020025

06/02/2008 03:42:37 PM

Fee: \$26.00



THIS SPACE

After recording return to:  
Bartholomew Crawford and Alexandra  
Crawford  
8507 Rockinghorse Lane  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Bartholomew Crawford and Alexandra  
Crawford

8507 Rockinghorse Lane  
Klamath Falls, OR 97603

File No.: 7021-1226395 (ALF)

Date: May 12, 2008

### STATUTORY WARRANTY DEED

**Todd D Kepple and Patricia L. Sims, with the rights of survivorship**, Grantor, conveys and warrants to **Bartholomew Crawford and Alexandra Crawford, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 15, BLOCK 1, ROLLING HILLS, TRACT NO. 1099, 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.

The true consideration for this conveyance is **\$299,000.00**. (Here comply with requirements of ORS 93.030)

File

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 30 day of May, 2008.

Todd D Kepple  
Todd D Kepple

Patricia L. Sims  
Patricia L. Sims

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 30 day of May, 2008  
by **Todd D Kepple and Patricia L. Sims.**

Adrien Fleeck

Notary Public for Oregon  
My commission expires: 12-3-10

