

2008-011571

Klamath County, Oregon



After recording return to:  
Jeremy Chronister and Karlie  
Chronister  
5436 Villa Drive  
Klamath Falls, OR 97603

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

Jeremy Chronister and Karlie  
Chronister  
5436 Villa Drive  
Klamath Falls, OR 97603

File No.: 7021-1249307 (ALF)

Date: August 13, 2008

THIS SPACE



08/14/2008 03:32:39 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Brian C Quick and Cinthia K Quick and Jeremy Chronister and Karlie Chronister**, Grantor,  
conveys and warrants to **Jeremy Chronister and Karlie Chronister, husband and wife**, Grantee,  
the following described real property free of liens and encumbrances, except as specifically set forth  
herein:

**LOT 3 IN BLOCK 2 OF CYPRESS VILLA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Fiscal year real property taxes, a lien not yet payable.
2. 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 **\$211,000.00**. (Here comply with requirements of ORS 93.030)

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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 13 day of August, 2008.

Brian C Quick  
Brian C Quick

Cynthia K Quick  
Cynthia K Quick

Jeremy Chronister  
Jeremy Chronister

Karlie Chronister  
Karlie Chronister

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 13 day of August, 2008  
by **Brian C Quick and Cynthia K Quick and Jeremy Chronister and Karlie Chronister.**

Adrien Fleeck



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