

NTC 89637



THIS SPACE R

2011-002549
Klamath County, Oregon



00097747201100025490020022

02/25/2011 11:45:51 AM

Fee: \$42.00

After recording return to:

JEREMIAH JOSHUA GARCIA

2027 Erie St.

Klamath Falls, OR 97601

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

JEREMIAH JOSHUA GARCIA

2027 Erie St.

Klamath Falls, OR 97601

Escrow No. MT89637-DS

Title No. 0089637

SWD r.013111

STATUTORY WARRANTY DEED

MARK C. EDWARDS and TAMMY A. EDWARDS, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

JEREMIAH JOSHUA GARCIA,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free
of encumbrances except as specifically set forth herein:

**Lot 12, Block 46, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

The true and actual consideration for this conveyance is **\$180,000.00.**

42xw

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 24 day of Feb, 11.

x Mark C. Edwards
MARK C. EDWARDS

x Tammy A. Edwards
TAMMY A. EDWARDS

BY Tammy A. Edwards his attorney in fact
TAMMY A. EDWARDS, HIS ATTORNEY IN FACT

State of Oregon
County of KLAMATH Quelton

This instrument was acknowledged before me on 2/24, 2011 by TAMMY A. EDWARDS AS ATTORNEY IN FACT FOR MARK C. EDWARDS and TAMMY A. EDWARDS.

Beverly A. Sterling
(Notary Public for Oregon)

My commission expires 9-17-14

