

UTC 90452-DS

THIS SPA

2011-006343

Klamath County, Oregon



05/20/2011 03:17:41 PM

Fee: \$37.00

After recording return to:

JAMES D. ARTMAN

P. O. Box 1809

Klamath Falls, OR 97601

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

JAMES D. ARTMAN

P. O. Box 1809

Klamath Falls, OR 97601

Escrow No. MT90452-DS

Title No. 0090452

SWD1 r.041111

### STATUTORY WARRANTY DEED

**JUANITA J. PADDOCK WHO ACQUIRED TITLE AS JUANITA J. CASTLE,**

Grantor(s), hereby convey and warrant to

**JAMES D. ARTMAN and DARLYNE A. ARTMAN, as tenants by the entirety,**

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 97, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THERERFROM the East 5 feet.

The true and actual consideration for this conveyance is **\$18,500.00**.

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:

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 19<sup>th</sup> day of May 2011.

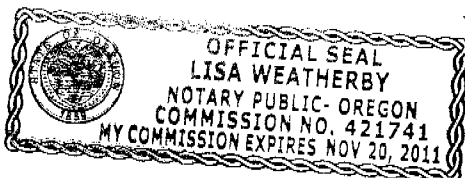
Juanita J. Paddock  
JUANITA J. PADDOCK

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on May 19, 2011 by JUANITA J. PADDOCK.

Lisa Weatherby  
(Notary Public for Oregon)



My commission expires 11/20/2011

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