

2011-006596

Klamath County, Oregon



00102559201100065960020024

05/27/2011 03:19:28 PM

Fee: \$42.00



After recording return to:
Joseph Brock
Po Box 731
La Pine, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:
Joseph Brock
Po Box 731
La Pine, OR 97739

File No.: 7064-1699316 (MG)
Date: March 25, 2011

THIS SPACE RESERVED FOR RECORDERS USE

STATUTORY WARRANTY DEED

Gerald D. Koehler and Cory Dean Koehler not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to **Joseph Brock**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The N1/2 of the NE1/4 of the SW1/4 and the N1/2 of the S1/2 of the NE1/4 of the SW1/4 of Section 10, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Saving and excepting that portion lying within the right of way of Beal Road.

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 **\$181,000.00**. (Here comply with requirements of ORS 93.030)

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APN: R135446


Statutory Warranty Deed
- continued

File No.: 7064-1699316 (MG)
Date: 03/25/2011

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 25 day of MAY, 20 11.

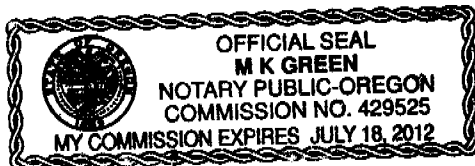

Gerald D. Koehler


Cory Dean Koehler

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25 day of MAY, 20 11
by **Gerald D. Koehler and Cory Dean Koehler.**





Notary Public for Oregon
My commission expires: 7-18-2012