

WTC 96039

THIS SPACE

2011-007131

Klamath County, Oregon



00103210201100071310020028

06/10/2011 03:18:49 PM

Fee: \$42.00

After recording return to:

Martha E. Hartsel

290 Camp 12 Loop

Toledo, OR 97391

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

Martha E. Hartsel

290 Camp 12 Loop

Toledo, OR 97391

Escrow No. BT131345DB

Title No. 131345

SWD r.042611

### STATUTORY WARRANTY DEED

**Robert W Hanson,**

Grantor(s), hereby convey and warrant to

**Martha E. Hartsel,**

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

**Lot 11 in Block 6 of Tract 1069, according to official plat thereof on file in the office of the Klamath Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$25,000.00**.

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:

42pm

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 8<sup>th</sup> day of JUNE, 2011.

Robert W. Hanson  
Robert W Hanson

State of Oregon

County of Deschutes

This instrument was acknowledged before me on June 8<sup>th</sup>, 2011 by Robert W Hanson.

[Signature]  
(Notary Public for Oregon)

My commission expires 7/18/13

