

1st 1733104

2011-009105

Klamath County, Oregon



THIS SPACE RI



00105724201100091050030031

08/08/2011 03:17:01 PM

Fee: \$47.00

After recording return to:  
Jake L Arnold  
1514 Etna Street  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Jake L Arnold  
1514 Etna Street  
Klamath Falls, OR 97603

File No.: 7021-1733104 (ALF)  
Date: July 06, 2011

### STATUTORY WARRANTY DEED

**Stephen Marx and Ynette J.M. Marx as tenants by the entirety**, Grantor, conveys and warrants to **Jake L Arnold**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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.
2. 2011/2012 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$94,500.00**. (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, 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 4 day of August, 2011.

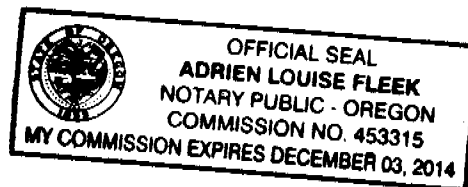
Stephen Marx  
Stephen Marx

Ynette J.M. Marx  
Ynette J.M. Marx

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 4 day of August, 2011  
by **Stephen Marx and Ynette J.M. Marx.**

Notary Public for Oregon  
My commission expires: 12-3-14



**EXHIBIT A**

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

**All that portion of Lot 13 of Empire Tracts as shown upon the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Southwest corner of Lot 13 and running thence East along the South line of said Lot, 72.2 feet to a point which is the Northeast corner of Lot 10 of Garden Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence in a Northeasterly direction in a straight line to the Southeast corner of Lot 10 of said Empire Tracts; thence West along the South line of Lots 10 and 9 of Empire Tracts, 142.0 feet; thence South along the West line of said Lot 13 of Empire Tracts 129.3 feet to the point of beginning.**