

1st 1735643

2011-009169

Klamath County, Oregon



After recording return to:  
Jack Daniel and Misty Daniel  
7129 Gardena Place  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Jack Daniel and Misty Daniel  
7129 Gardena Place  
Klamath Falls, OR 97603

File No.: 7021-1735643 (SFK)  
Date: July 12, 2011

THIS SPACE RE



00105804201100091690020023

08/09/2011 03:01:00 PM

Fee: \$42.00

## STATUTORY WARRANTY DEED

**Richard G. Oelkers and Patricia R. Oelkers**, Grantor, conveys and warrants to **Jack Daniel and Misty Daniel, husband and wife**, 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:

**Lot 4 in Block 1 of TRACT 1116, SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

**2011/2012 Real Property Taxes a lien not yet due and payable.**

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 **\$199,900.00**. (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 8 day of August, 20 11.

Richard G. Oelkers  
Richard G. Oelkers

Patricia R. Oelkers  
Patricia R. Oelkers

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 8 day of August, 20 11  
by **Richard G. Oelkers and Patricia R. Oelkers.**

Sarah F. Kness  
Notary Public for Oregon

My commission expires:

10/14/2014

