

1st 1741588

2011-009775

Klamath County, Oregon



After recording return to:
Aaron K. Von Tersch and Kristen S.
Von Tersch
2855 Wantland Ave
Klamath Falls, OR 97601

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

Aaron K. Von Tersch and Kristen S.
Von Tersch
2855 Wantland Ave
Klamath Falls, OR 97601

File No.: 7021-1741588 (SFK)

Date: August 01, 2011

THIS SPACE



00106573201100097750020024

08/26/2011 02:45:27 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Harley Swartz and Sally A. Swartz, husband and wife, Grantor, conveys and warrants to **Aaron K. Von Tersch and Kristen S. Von Tersch, 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 66, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, IN THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

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 **\$99,900.00**. (Here comply with requirements of ORS 93.030)

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 25 day of August, 2011.

Harley Swartz
Harley Swartz

Sally A. Swartz
Sally A. Swartz

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25 day of August, 2011
by **Harley Swartz and Sally A. Swartz**.



[Signature]
Notary Public for Oregon

My commission expires: 10/16/2014