

1st 1742300

2011-009968

Klamath County, Oregon



After recording return to:
Joseph W. Tschetter and Jaime L.
Tschetter
5616 Lawanda Dr.
Klamath Falls, OR 97601

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

Joseph W. Tschetter and Jaime L.
Tschetter
5616 Lawanda Dr.
Klamath Falls, OR 97601

File No.: 7021-1742300 (SFK)

Date: August 01, 2011

THIS SPACE



00106797201100099680020025

08/31/2011 02:13:49 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Kimberly Anne Snow and Mark Favetti, wife and husband as tenants by the entirety, Grantor, conveys and warrants to **Joseph W. Tschetter and Jaime L. Tschetter, 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 2, BLOCK 3, TRACT NO. 1002 LAWANDA HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY 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 **\$249,900.00**. (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 31 day of August, 2011.

Kimberly Anne Snow
Kimberly Anne Snow

Mark Favetti
Mark Favetti

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 31 day of August, 2011
by **Kimberly Anne Snow and Mark Favetti**.



Notary Public for Oregon
My commission expires: 10/16/2014