

WTC 90943-US

THIS SPAC

2011-010402

Klamath County, Oregon



09/15/2011 09:49:12 AM

Fee: \$37.00

After recording return to:

Margot R. Durand
143 Laguna Street
Klamath Falls, OR 97601

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

Margot R. Durand
143 Laguna Street
Klamath Falls, OR 97601

Escrow No. MT90943-MS

Title No. 0090943

SWD1 r.041111

STATUTORY WARRANTY DEED

Jeremy M. Ricker,

Grantor(s), hereby convey and warrant to

Margot R. Durand,

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

Lots 11 and 12 in Block 13 of DIXON ADDITION TO THE CITY OF KLAMATH FALLS,
according to the official plat thereof on file in the office of the County Clerk,
Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$61,500.00**.

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:

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

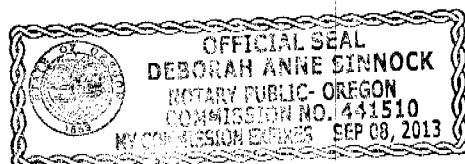
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 9th day of Sept, 2011.

Jeremy M. Ricker

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9-9, 2011 by Jeremy M. Ricker.



(Notary Public for Oregon)

My commission expires 9-8-13

37Am