



THIS SPACE

2011-011422

Klamath County, Oregon



00108580201100114220040040

10/13/2011 03:27:27 PM

Fee: \$52.00

After recording return to:

Jeddy P. Otto

820 N. Morgan Street

Portland, OR 97268

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

Jeddy P. Otto

820 N. Morgan Street

Portland, OR 97268

Escrow No. MT91683-KR

Title No. 0091683

SWD r.042611

### STATUTORY WARRANTY DEED

**Brent Arnold Ripley, Jiwan Brad Ripley and and Bruce Earl Ripley, as tenants in common,**

Grantor(s), hereby convey and warrant to

**Jeddy P. Otto and Lisa A. Otto, as tenants by the entirety,**

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:

**Lot 10 in Block 1 of TRACT 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$74,900.00**.

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.**

52PM

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 10<sup>th</sup> day of October, 2011.

signed in counterpart  
Jiwan Brad Ripley

*Brent Arnold Ripley*  
Brent Arnold Ripley

signed in counterpart  
Bruce Earl Ripley

State of Oregon  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2011 by Jiwan Brad Ripley.

\_\_\_\_\_  
(Notary Public for Oregon)

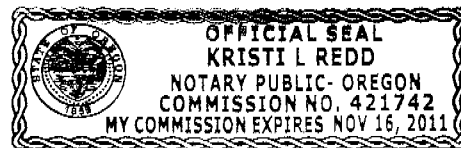
My commission expires \_\_\_\_\_

State of Oregon  
County of Klamath

This instrument was acknowledged before me on Oct. 10, 2011 by Brent Arnold Ripley.

*Kristi L. Redd*  
(Notary Public for Oregon)

My commission expires 11/16/2011



State of Oregon  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2011 by Bruce Earl Ripley.

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

Page 2 - Statutory Warranty Deed - Signature/Notary Page  
Escrow No. MT91683-KR

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 11 day of Oct, 2011.

Jiwan Brad Ripley

Brent Arnold Ripley

Bruce Earl Ripley

Washington  
State of Oregon  
County of Pierce

This instrument was acknowledged before me on \_\_\_\_\_, 2011 by Jiwan Brad Ripley.

(Notary Public for Oregon)

My commission expires \_\_\_\_\_

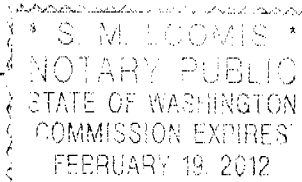
State of Oregon  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2011 by Brent Arnold Ripley.

(Notary Public for Oregon)

My commission expires \_\_\_\_\_

Washington  
State of Oregon  
County of Pierce



This instrument was acknowledged before me on Oct 11, 2011 by Bruce Earl Ripley.

(Notary Public for Oregon) Washington

My commission expires 2-19-2012

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 11 day of Oct 2011.

Jiwan Brad Ripley

signed in counterpart

Bruce Earl Ripley

signed in counterpart

Brent Arnold Ripley

State of ~~Oregon~~ IDAHO

County of Bonner

This instrument was acknowledged before me on OCTOBER 11, 2011 by Jiwan Brad Ripley.

Eileen M. O'Leary  
(Notary Public for Oregon) IDAHO

My commission expires June 27, 2017

State of Oregon

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2011 by Brent Arnold Ripley.

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

State of Oregon

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2011 by Bruce Earl Ripley.

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

