

1st 1764232

2011-011942

Klamath County, Oregon



THIS SPACE



10/25/2011 03:14:23 PM

Fee: \$42.00

After recording return to:
Alois Boxan
14095 SW Walker Road, Apt 23
Beaverton, OR 97005

Until a change is requested all tax statements
shall be sent to the following address:
Alois Boxan
14095 SW Walker Road, Apt 23
Beaverton, OR 97005

File No.: 7021-1764232 (TM)
Date: September 23, 2011

STATUTORY WARRANTY DEED

Thomas C. Achen and Judy A. Achen as tenants by the entirety, Grantor, conveys and warrants to **Alois Boxan**, 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 3 in Block 3 of Rainbow Park on the Williamson, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, Together with an undivided 1/68th interest in Lots 4 and 5 in Block 1 of said subdivision.

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 **\$77,000.00**. (Here comply with requirements of ORS 93.030)

6

APN: R193150

Statutory Warranty Deed
- continued

File No.: 7021-1764232 (TM)

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.

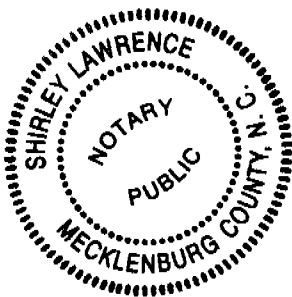
Dated this 24 day of OCTOBER, 2011.

Thomas C. Achen
Thomas C. Achen

Judy A. Achen
Judy A. Achen

ss Tca Jaa
STATE OF Oregon North Carolina
ss Tca Jaa)ss.
County of Klamath Mecklenburg

This instrument was acknowledged before me on this 24 day of October, 2011
by **Thomas C. Achen and Judy A. Achen.**



Shirley Lawrence
Notary Public for Oregon NC Tca Jaa
My commission expires: Sept. 08, 2013