

NOTE 91684 DS



THIS SPA

2011-012123

Klamath County, Oregon



10/28/2011 03:28:17 PM

Fee: \$37.00

After recording return to:

SHAWN A. HAVEL

1563 Hope St.

Klamath Falls, OR 97603

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

SHAWN A. HAVEL

1563 Hope St.

Klamath Falls, OR 97603

Escrow No. MT91684-DS

Title No. 0091684

SWD1 r.041111

### STATUTORY WARRANTY DEED

**TIMOTHY R. DEMING and SHELLY L. DEMING, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**SHAWN A. HAVEL and LORETTA L. HAVEL, 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:

**TRACT 58, LEWIS TRACTS, 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 **\$95,400.00**.

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:

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.

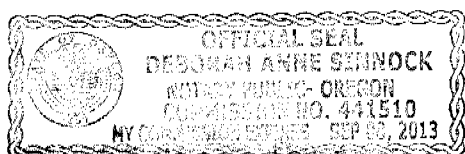
Dated this 27<sup>th</sup> day of Oct. 2011.

Timothy R. Deming  
TIMOTHY R. DEMING

Shelly L. Deming  
SHELLY L. DEMING

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 10-27, 2011 by TIMOTHY R. DEMING and SHELLY L. DEMING.



Deborah Skinnock  
(Notary Public for Oregon)

My commission expires 9-22-13

374mct