

MT92072-SH

THIS SPACE R

2011-012654

Klamath County, Oregon



00110029201100126540020028

11/10/2011 03:05:43 PM

Fee: \$42.00

After recording return to:

KATIE R. ANGELL

2024 FARGO STREET

KLAMATH FALLS, OR 97603

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

KATIE R. ANGELL

2024 FARGO STREET

KLAMATH FALLS, OR 97603

Escrow No. MT92072-SH

Title No. 0092072

SWD r.042611

STATUTORY WARRANTY DEED

JAMES STILES,

Grantor(s), hereby convey and warrant to

KATIE R. ANGELL,

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:

The North 58 feet of Lot 3, Block 4, **PLEASANT VIEW TRACTS**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, **EXCEPTING THEREFROM** the Easterly 5 feet thereof conveyed to Klamath County for road purposes in Deed Volume M65, page 216, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$75,000.00**.

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:

4219m

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 9 day of NOVEMBER, 2011

James E. Stiles
JAMES STILES

State of Oregon
County of ~~CLATSOP~~ CLATSOP
~~MULTNOMAH~~

This instrument was acknowledged before me on Nov 9 11, 2011 by JAMES STILES.

[Signature]
(Notary Public for Oregon)
My commission expires 6/3/15

