

UTC 91885-DS

THIS SPACE

2011-012736

Klamath County, Oregon



00110123201100127360020028

11/14/2011 03:15:33 PM

Fee: \$42.00

After recording return to:

MICHELLE E. LEACH

2513 Wantland Ave.

Klamath Falls, OR 97601

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

MICHELLE E. LEACH

2513 Wantland Ave.

Klamath Falls, OR 97601

Escrow No. MT91885-DS

Title No. 0091885

SWD r.042611

STATUTORY WARRANTY DEED

LLOYD L. WILES,

Grantor(s), hereby convey and warrant to

MICHELLE E. LEACH,

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 23, Block 301 of DARROW 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 **\$64,500.00**.

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:

42pmc

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 day of Nov, 2011.

X Lloyd L. Wiles
LLOYD L. WILES

State of Oregon

County of Jackson

This instrument was acknowledged before me on 11-10, 2011 by LLOYD L. WILES.

Wendy Marie Welch
(Notary Public for Oregon)

My commission expires 5-3-13

