

NCL 92355

2011-013640

Klamath County, Oregon



00111193201100136400010017

12/09/2011 03:13:49 PM

Fee: \$37.00

Western Title & Escrow

After recording return to:
Emily Chelgren Michael Papazian 3469 Riverpoint Drive Eugene, OR 97408
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Order Number: 53036

Reserved for Recorder's Use

**STATUTORY WARRANTY DEED**

Constantine James <sup>PC</sup>Tulos Grantor conveys and warrants to

Emily Chelgren and Michael Papazian, not as tenants in common, but with the rights of survivorship, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 23 in Block 6, TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): 2470-007D0-03500-000

Map/Tax Lot No(s):

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$33,700.00. (Here comply with requirements of ORS 93.030.)

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.

Executed this 8 day of December, 2011

Constantine James Tulos

PC

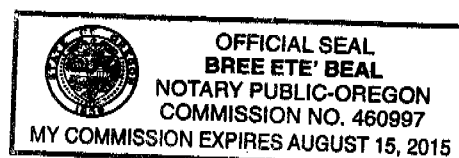
State of Oregon, County of Deschutes ) ss.

This instrument was acknowledged before me on this 8th day of December, 2011 by

Constantine James Tulos

Notary Public for State of Oregon

My commission expires: Aug. 15, 2015



37mcl