

NTC 92165-SH

THIS SPACE I



2011-013641
Klamath County, Oregon



12/09/2011 03:14:00 PM

Fee: \$42.00

After recording return to:

TRACY HEAP

3317 PATTERSON STREET

KLAMATH FALLS, OR 97603

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

TRACY HEAP

3317 PATTERSON STREET

KLAMATH FALLS, OR 97603

Escrow No. MT92165-SH

Title No. 0092165

SWD r.042611

STATUTORY WARRANTY DEED

MATTHEW PIETRYKA,

Grantor(s), hereby convey and warrant to

TRACY HEAP and MELANIE J. HEAP, 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:

The South 5 feet of Lot 24 and the North 90 feet of Lot 23, **VALLEY VIEW**, 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 **\$140,000.00**.

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:

429m

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 7 day of December, 2011

Matthew Pietryka
MATTHEW PIETRYKA

☒ State of ~~Oregon~~ VERMONT
☒ County of ~~KLAMATH~~ CALEDONIA

This instrument was acknowledged before me on DEC 7, 2011 by MATTHEW PIETRYKA.

Suzanne P. Brown
(Notary Public for ~~Oregon~~) VERMONT

My commission expires 2-10-15

