



THIS SPACE R

2011-013694

Klamath County, Oregon



00111253201100136940020028

12/12/2011 03:19:38 PM

Fee: \$42.00

After recording return to:

Sue M. Ramage

5149 Cherry Blossom Lane

Klamath Falls, OR 97601

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

Sue M. Ramage

5149 Cherry Blossom Lane

Klamath Falls, OR 97601

Escrow No. MT91393-MS

Title No. 0091393

SWD r.042611

STATUTORY WARRANTY DEED

John Goeres and Angela J. Goeres, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Sue M. Ramage and Nicole Godell, with the rights of survivorship,

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 96 of TRACT 1437, THE WOODLANDS PHASE 2, 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 **\$159,900.00**.

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:

42444

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 9th day of Dec, 2011

John Goeres
John Goeres

Angela J Goeres
Angela J Goeres

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12/9, 2011 by John Goeres and Angela J. Goeres.

MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/14

