

1st 1757219-SK

2011-013942

Klamath County, Oregon



THIS SPACE



00111551201100139420020020

12/19/2011 02:41:15 PM

Fee: \$42.00

After recording return to:
Dale W. Holland II and Karen A.
Holland
197 Dahlia Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Dale W. Holland II and Karen A.
Holland
197 Dahlia Street
Klamath Falls, OR 97601

File No.: 7021-1757219 (SFK)
Date: September 15, 2011

STATUTORY WARRANTY DEED

Katherine M. Butler, Grantor, conveys and warrants to **Dale W. Holland II and Karen A. Holland, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 34, Block 8, Eldorado Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$102,000.00**. (Here comply with requirements of ORS 93.030)

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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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 12 day of December, 2011.

Katherine M. Butler
Katherine M. Butler

STATE OF Oregon)
County of Klamath)ss.
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This instrument was acknowledged before me on this 12 day of December, 2011
by **Katherine M. Butler**.



Sarah F. Kness
Notary Public for Oregon

My commission expires: 10/16/2014