



THIS SPACE I

2011-014083

Klamath County, Oregon



00111711201100140830020029

12/22/2011 03:02:27 PM

Fee: \$42.00

After recording return to:

VINCENT M. COWAN

P.O. BOX 201

BLY, OR 97622

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

VINCENT M. COWAN

P.O. BOX 201

BLY, OR 97622

Escrow No. MT92058-SH

Title No. 0092058

SWD r.042611

STATUTORY WARRANTY DEED

KLAMATH COUNTY SCHOOL DISTRICT,

Grantor(s), hereby convey and warrant to

VINCENT M. COWAN,

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:

Parcel 1 of Land Partition 9-11 situated in the NE1/4 of Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$20,102.01.**

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:

422912

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 13th day of December, 2011.

KLAMATH COUNTY SCHOOL DISTRICT

BY: Ken Hadlock
KEN HADLOCK, SECRETARY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 13, 2011 by KEN HADLOCK, AS SECRETARY FOR KLAMATH COUNTY SCHOOL DISTRICT.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

