

UTC 91373-MS

2011-014129

Klamath County, Oregon

THIS SPACE RI



00111761201100141290020029

12/23/2011 11:37:24 AM

Fee: \$42.00

After recording return to:

Steven Ross Duffy

3133 Barnes Way

Klamath Falls, OR 97603

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

Steven Ross Duffy

3133 Barnes Way

Klamath Falls, OR 97603

Escrow No. MT91373-MS

Title No. 0091373

SWD r.042611

### STATUTORY WARRANTY DEED

**Joseph M. Carter and Heather E. Carter, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Steven Ross Duffy,**

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 21 in TRACT 1300, KLAMATH MEADOWS EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$150,000.00**.

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:

427MF

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 17 day of Dec, 2011.

  
Joseph M. Carter

  
Heather E. Carter

State of KENTUCKY  
County of JEFFERSON

This instrument was acknowledged before me on Dec 17, 2011 by Joseph M. Carter and Heather E. Carter.

  
(Notary Public)

My commission expires \_\_\_\_\_

**Richard B. Cherry Jr**  
**Notary Public**  
**State of Kentucky**  
**My Commission Expires**  
**December 20, 2011**

