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2011-014247

Klamath County, Oregon



THIS SPACE R



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12/28/2011 02:58:00 PM

Fee: \$42.00

After recording return to:
Tanner Dewitt
730 Doty
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Tanner Dewitt
730 Doty
Klamath Falls, OR 97601

File No.: 7021-1788841 (ALF)
Date: November 04, 2011

STATUTORY WARRANTY DEED

Dan Sprouse, Grantor, conveys and warrants to **Tanner Dewitt**, 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:

The Easterly 6 feet of Lot 3 and the Westerly 34 feet of Lot 2, both in Block 7, First Addition of the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of Doty Street 46 feet East of the Northwest corner of Lot 3 Block 7 of First Addition to the City of Klamath Falls, running thence East 40 feet along the line of said Doty Street; thence South and parallel to the Easterly line of Lot 2 in Block 7 aforesaid 110 feet to the South line of Block 2, aforesaid; thence West along the South line of Blocks 2 and 3, aforesaid, a distance of 40 feet; thence North and parallel to the East line of said Lot 3 a distance of 110 feet to the place of beginning.

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 **\$60,000.00**. (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 23 day of December, 20 11.


Dan Sprouse

STATE OF Oregon

County of

Klamath

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ss.

This instrument was acknowledged before me on this 23 day of December, 20 11
by **Dan Sprouse**.

Notary Public for Oregon
My commission expires:

