

1st 1815082 - AF

2012-000328

Klamath County, Oregon



00112462201200003280020022

01/13/2012 02:14:03 PM

Fee: \$42.00

THIS SPACE F



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
Karen S Rippee
1806 Portland Street
Klamath Falls, OR 97601

Grantor Address:
Verna B. Gathard
c/o First American Title
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1815082 (ALF)
Date: January 05, 2012

STATUTORY WARRANTY DEED

Verna B. Gathard, Grantor, conveys and warrants to **Karen S Rippee**, 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 Northerly 125 feet of Lot 12 of Block 28 of HOT SPRINGS ADDITION TO 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 on the southerly line of Portland Street at the Northeast corner of said Lot 12; thence Southerly along the easterly line of said Lot 12, a distance of 125 feet; thence westerly and parallel with Portland Street to the westerly line of said Lot 12; thence northerly along said westerly line of said Lot 12 a distance of 125 feet to the southerly line of Portland Street; thence easterly along said southerly line of Portland Street, 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 **\$44,000.00**. (Here comply with requirements of ORS 93.030)

F

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 13 day of January, 2012.

Verna B. Gathard
Verna B. Gathard

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 13 day of January, 2012
by **Verna B. Gathard.**

Sarah F. Kness

Notary Public for Oregon
My commission expires: 10/16/2014

