

115292751
2012-002030

Klamath County, Oregon



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02/24/2012 03:35:05 PM

Fee: \$42.00

After Recording Return to:
C. Edward Roskoski
6902 SE Riverside Drive # 3
Vancouver, WA 98664

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

(C. Edward Roskoski
6902 SE Riverside Drive # 3
Vancouver, WA 98664

STATUTORY WARRANTY DEED

MIKE A. HUNTSINGER, sole proprietor of **MIKE A. HUNTSINGER, INC, A DISSOLVED WASHINGTON CORPORATION** 1715 NE 68th Street, Vancouver, WA 98665, herein called grantor, convey(s) and warrant(s) to **C. Edward Roskoski, AS HIS SEPARATE ESTATE**, 6902 SE Riverside Drive # 3, Vancouver, WA 98664, herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

LOT 1, IN BLOCK 7 OF TRACT NO. 1102, FIRST ADDITION TO BLEY-WAS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(Tax #3714-003DB-00200-000)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$56,500.00**.

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

zorswd

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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.

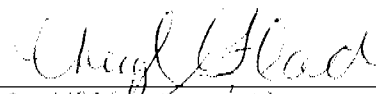
Dated: February 21, 2012



MIKE A. HUNTSINGER

STATE OF Washington , County of Clark) ss.

On , personally appeared the above named MIKE A. HUNTSINGER and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me: 
Notary Public for Washington
My commission expires: 4/1/2014

Official Seal

