

WTC 92810-KR



THIS IS 2012-002416
Klamath County, Oregon



03/06/2012 03:24:30 PM

Fee: \$37.00

Grantor:

Gregory A. Thede and Patricia Janet Thede
9119 St. Andrews Circle
Klamath Falls, OR 97603

After recording return to:

Cory T. Johnson
2216 Kimberly Drive
Klamath Falls, OR 97603

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

Cory T. Johnson
2216 Kimberly Drive
Klamath Falls, OR 97603

Escrow No. MT92810-KR

Title No. 0092810

STATUTORY WARRANTY DEED

Gregory A. Thede and Patricia Janet Thede, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Cory T. Johnson , an unmarried man,

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 2 in Tract 1289, FOURTH ADDITION TO EAST HILLS ESTATES, 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 **\$290,000.00**.

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:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

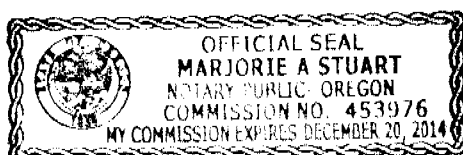
Dated this 5th day of March, 2012

Gregory A. Thede
Gregory A. Thede

Patricia Janet Thede
Patricia Janet Thede

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3/5, 2012 by Gregory A. Thede and Patricia Janet Thede.



MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/14

377mf