

1st 1849005 AF

2012-002890

Klamath County, Oregon



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After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
Richard R Gardner and Carla L Gardner
7907 Big Buck Lane
Klamath Falls, OR 97601

Grantor Address:
Thomas A Stout
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1849005 (ALF)
Date: March 07, 2012

THIS SPACE RE

03/19/2012 03:04:07 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Thomas A Stout, Grantor, conveys and warrants to **Richard R Gardner and Carla L Gardner, husband and wife**, 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:

LOT NO. 26, BLOCK 38, TRACT NO. 1084, KLAMATH RIVER ACRES, SIXTH ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

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 **\$21,750.00**. (Here comply with requirements of ORS 93.030)

APN: R486548

Statutory Warranty Deed
- continued

File No.: 7021-1849005 (ALF)

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 12th day of March, 2012

Thomas A Stout

STATE OF

Oregon

County of

Clatsop

) ss.

This instrument was acknowledged before me on this 12th day of March, 2012
by **Thomas A Stout**.

Notary Public for Oregon
My commission expires: 11-07-15

