

WTC 92908

2012-002901

Klamath County, Oregon

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.



00115506201200029010030032

03/19/2012 03:35:51 PM

Fee: \$47.00

Reference -- Escrow No. SR137577LI
Title Order No. 0092908

Please print or type information.

1. AFTER RECORDING RETURN TO --

Required by ORS 205.180(4) & 205.238:

Name: **James P. Price**

Address: **4652 Santiam Street NE**

City, ST Zip: **Salem, OR 97305**

2. TITLE(S) OF THE TRANSACTION(S) -- Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): Statutory Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses -- Required by ORS 205.234(1)(b)

Seller Name & Address: **Robert R. Gregg, PO Box 2224, La Pine, OR 97739**

Seller Name & Address: **Anna K. Gregg, PO Box 2224, La Pine, OR 97739**

4. INDIRECT PARTY / GRANTEE Names and Addresses -- Required by ORS 205.234(1)(b)

Buyer Name & Address: **James P. Price, 4652 Santiam Street NE, Salem, OR 97305**

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **James P. Price**

Address: **4652 Santiam Street NE**

City, ST Zip: **Salem, OR 97305**

6. TRUE AND ACTUAL CONSIDERATION -- Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$134,000.00

47muf



After recording return to:

James P. Price

4652 Santiam Street NE

Salem, OR 97305

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

James P. Price

4652 Santiam Street NE

Salem, OR 97305

Escrow No. SR137577LI

Title No. 0092908

SWD r.020212

STATUTORY WARRANTY DEED

Robert R. Gregg and Anna K. Gregg, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

James P. Price,

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:

**The W1/2 of the NW 1/4 of the SW1/4 of the NW1/4 of the SW1/4 of Section 16, Township 23,
South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Save and except 30
feet on the South side for roadway purposes**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Account #136472

2310-016C0-01700-000

The true and actual consideration for this conveyance is **\$134,000.00**.

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 15 day of March 2012

Robert R. Gregg
Robert R. Gregg

Anna K. Gregg
Anna K. Gregg

State of Oregon
County of Klamath

This instrument was acknowledged before me on March 15, 2012 by Robert R. Gregg and Anna K. Gregg.

Laurel A. Benson
(Notary Public for Oregon)

My commission expires 10-7-14

