



THIS SPAC

2012-003041

Klamath County, Oregon



00115683201200030410020024

03/23/2012 11:13:33 AM

Fee: \$42.00

After recording return to:

Gordon Toso

26642 Rocky Point Road

Klamath Falls, OR 97601

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

Gordon Toso

26642 Rocky Point Road

Klamath Falls, OR 97601

Escrow No. MT92953-MS

Title No. 0092953

SWD r.020212

STATUTORY WARRANTY DEED

Collman Specialized Company, an Oregon Corporation and Lucy Collman,

Grantor(s), hereby convey and warrant to

Gordon Toso and Lynell Toso, as tenants by the entirety,

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:

**Lots 197 and 198 of THIRD ADDITION TO SPORTSMAN PARK, 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 **\$100,000.00**.

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:

42pm

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 21 day of March, 2012.

Collman Specialized Company, an Oregon Corporation

BY:

Lucy Collman
Lucy Collman, Secretary

Lucy Collman
Lucy Collman

State of Oregon

County of Douglas

This instrument was acknowledged before me on March 21st, 2012 by Lucy Collman individually and as secretary for Collman Specialized Company, an Oregon Corporation.

Lee Becker

(Notary Public for Oregon)

My commission expires 09-21-2015

