

UTC 92988-SH

2012-003067

Klamath County, Oregon

THIS SP/



00115714201200030670020022

03/23/2012 03:27:31 PM

Fee: \$42.00

After recording return to:

MATHEW R. SIKES

2048 ELDORADO BLVD

KLAMATH FALLS, OR 97601

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

MATHEW R. SIKES

2048 ELDORADO BLVD

KLAMATH FALLS, OR 97601

Escrow No. MT92988-SH

Title No. 0092988

SWD r.020212

STATUTORY WARRANTY DEED

DAVID W. DENDY and JULIE K. DENDY, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

MATHEW R. SIKES and AMANDA L. GOETZ, as tenants in common,

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, Block 4 of ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

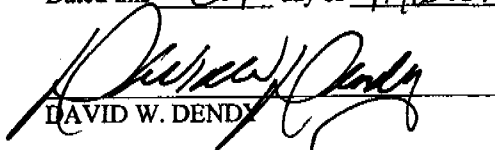
The true and actual consideration for this conveyance is \$230,000.00.

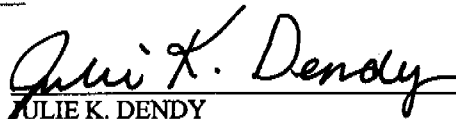
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

425me

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


DAVID W. DENDY


JULIE K. DENDY

State of ~~Oregon~~ Iowa
County of KLAMATH

This instrument was acknowledged before me on March 21, 2012 by DAVID W. DENDY and JULIE K. DENDY.


(Notary Public for ~~Oregon~~ Iowa)

My commission expires 10/18/2012

