



THIS SPAC

2012-003597

Klamath County, Oregon



00116321201200035970020021

04/06/2012 11:25:48 AM

Fee: \$42.00

After recording return to:

JASON CALDWELL

4519 WEYERHAEUSER RD

KLAMATH FALLS, OR 97601

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

JASON CALDWELL

4519 WEYERHAEUSER RD

KLAMATH FALLS, OR 97601

Escrow No. MT93202-LW

Title No. 0093202

SWD r.020212

### STATUTORY WARRANTY DEED

**HOMER L. GARICH and PAMELA K. GARICH, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**JASON CALDWELL and STEPHANIE ZELINSKY, with the rights of survivorship,**

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:

PARCEL 1:

The N1/2 of the portion of Vacated Holliday Drive adjacent to Lot 2, Block 40 in Vacated West Klamath in Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The Vacated Lot 2 of Block 40 of West Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
EXCEPTING THEREFROM the Northerly 12 Feet.

PARCEL 3:

Lot 3 in block 40 of West Klamath, not vacated, excepting the North 12 Feet thereof according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon

The North half of that portion of vacated Holliday Drive adjacent to Lot 3 in block 40 of vacated West Klamath, according to the official plat thereof on file in the office of the county clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$50,000.00.

42pmf

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 2 day of APRIL, 2012

  
HOMER L. GARICH

  
PAMELA K. GARICH

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 2, 2012 by HOMER L. GARICH and PAMELA K. GARICH.

  
(Notary Public for Oregon)

My commission expires 11/20/2015

