



THIS SPAC

2012-003806

Klamath County, Oregon



00116565201200038060020021

04/11/2012 03:14:58 PM

Fee: \$42.00

After recording return to:

Michael R. Edwards

5845 Basin View Drive

Klamath Falls, OR 97603

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

Michael R. Edwards

5845 Basin View Drive

Klamath Falls, OR 97603

Escrow No. MT93342-KR

Title No. 0093342

SWD r.020212

STATUTORY WARRANTY DEED

William R. Garrard and Sharon L. Garrard, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Michael R. Edwards and Laurie A. Cleary, husband and wife, 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:

Parcel 2 of Land partition 51-96, being Lot 16, Block 8 of "TRACT 1264 – FOURTH ADDITION TO NORTH HILLS", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the NW1/4 NW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$228,000.00**.

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:

422nd

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 14th day of April, 2012.

[Signature]
William R. Garrard

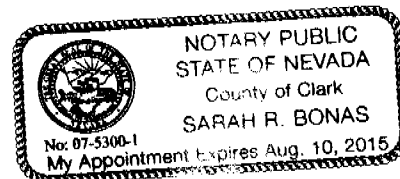
[Signature]
Sharon L. Garrard

State of Nevada
County of Clark

This instrument was acknowledged before me on April 4th, 2012 by Sharon L. Garrard.

[Signature]
(Notary Public)

My commission expires Aug 10, 2015



State of Oregon
County of Klamath

This instrument was acknowledged before me on April 5th, 2012 by William R. Garrard.

[Signature]
(Notary Public)

My commission expires 6/17/2012

