



THIS SP.

2012-003833

Klamath County, Oregon



00116598201200038330020026

04/12/2012 11:27:19 AM

Fee: \$42.00

After recording return to:

Mike Falash

9020 West Duck Lake Drive

Boise, ID 83714

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

Bill Ransom

2915 Ivan Lane

Klamath Falls, OR 97603

Escrow No. MT92663-KR

Title No. 0092663

SWD r.020212

STATUTORY WARRANTY DEED

Margie G. Patton,

Grantor(s), hereby convey and warrant to

Mike Falash and DeeAnna Coleman, 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 1 of Land Partition 10-01, situated in the NW1/4 SW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$163,025.39**.

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:

subject to: Real Property Taxes, now due and payable for fiscal year 2010-2011 in the approximate amount of \$3,436.74, plus interest, if any; Real Property Taxes, now due and payable for fiscal year 2011-2012 in the approximate amount of \$3,445.62, plus interest, if any; and Trust Deed recorded on August 19, 1994 in Volume M94, page 25770, Microfilm Records of Klamath County, Oregon and modified per instruments recorded on August 12, 1997 in Volume M97, page 26473; September 23, 2002 in Volume M02, page 53933; and January 3, 2012 in Volume 2012-000008, all Microfilm Records of Klamath County, Oregon in favor of South Valley State Bank, as Beneficiary. The above named Grantees hereby agree to assume and pay in full 1/2 of the Real Property Tax and Trust Deed obligations described herein.

424nd

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 28 day of March, 2012.

Margie G. Patton
Margie G. Patton

State of Nevada
County of Clark

This instrument was acknowledged before me on March 28, 2012 by Margie G. Patton.

Lisa A Moats
(Notary Public)

My commission expires 11/7/2012

