156 1850057-7m

2012-003956 Klamath County, Oregon



Fee: \$42.00



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address: David W. Dorrell and Anastasia I. Dorrell 4634 Sayler Street Klamath Fails, OR 97603

Grantor Address: Mary Jane Kilmer 404 Main Street, Ste 1 Klamath Falls, OR 97601

File No.: 7021-1850057 (TM) March 13, 2012 Date:

THIS SPACE RE 04/16/2012 02:51:58 PM

STATUTORY WARRANTY DEED

Mary Jane Kilmer, Grantor, conveys and warrants to David W. Dorrell and Anastasia I. Dorrell as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 14 of TRACT 1302 - EVERGREEN MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$84,000.00. (Here comply with requirements of ORS 93.030)

File No.: 7021-1850057 (TM)

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 <u>//</u> day of _

Mary Jane Kilmer

STATE OF Oregon

County of Klamath

This instrument was acknowledged before me on this

by Mary Jane Kilmer.

Notary Public for Oregon

My commission expires: 126/12

COMMISSION NO. 444233 IY COMMISSION EXPIRES DECEMBER 26, 2013

OFFICIAL SEAL DIAN E WEIBERG

NOTARY PUBLIC - OREGON