

MT090180

Western Title & Escrow

Order Number: 56730

2012-003962

Klamath County, Oregon



00116757201200039620020020

04/16/2012 03:17:16 PM

Fee: \$42.00

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| <b>Grantor</b>   |
| Michael D. Ader<br>Carol I. Ader<br>1620 Micah Lane<br>La Pine, OR 97739                   |
| <b>Grantee</b>   |
| Robert R. Marshall<br>Patricia F. Marshall<br>24243 Bolton Hill Rd<br>Veneta, OR 97487     |
| Until a change is requested, all tax statements<br>shall be sent to the following address: |
| Robert R. Marshall<br>Patricia F. Marshall<br>24243 Bolton Hill Rd<br>Veneta, OR 97487     |

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Michael D. Ader and Carol I. Ader , as tenants by the entirety Grantors convey and warrant to

Robert R. Marshall and Patricia F. Marshall, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

**Lot 5, TRACT NO. 1382 - WILDWOOD SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon**

Account No(s):

Map/Tax Lot No(s):

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$350,000.00**. (Here comply with requirements of ORS 93.030.)

**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.**

Executed this \_\_\_\_\_ day of April, 2012

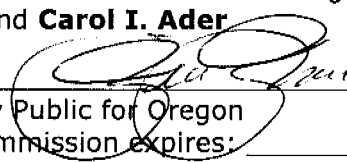
Michael D. Ader

Carol I. Ader

42711

State of **Oregon**, County of **Deschutes** ) ss.

This instrument was acknowledged before me on this 12<sup>th</sup> day of April, 2012 by **Michael D. Ader** and **Carol I. Ader**

  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

3/24/13

