



THIS SPA

2012-004060

Klamath County, Oregon



00116878201200040600020026

04/18/2012 03:03:07 PM

Fee: \$42.00

After recording return to:

PAUL H. HANSON

1860 PORTLAND ST

KLAMATH FALLS, OR 97601

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

PAUL H. HANSON

1860 PORTLAND ST

KLAMATH FALLS, OR 97601

Escrow No. MT93032-LW

Title No. 0093032

SWD r.020212

### STATUTORY WARRANTY DEED

**NOAH MAGNUSON and ASHLEY MAGNUSON WHO ACQUIRED TITLE AS ASHLEY PAPAIZIAN,**

Grantor(s), hereby convey and warrant to

**PAUL H. HANSON,**

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:

The West one-half of Lot 1 in Block 28 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$114,000.00**.

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:

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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 16th day of April, 2012

Noah Magnuson  
NOAH MAGNUSON

Ashley Magnuson  
ASHLEY MAGNUSON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 16, 2012 by NOAH MAGNUSON and ASHLEY MAGNUSON.

Lisa Legget-Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2015

