

MT93369-LW

THIS SPAC

2012-004148

Klamath County, Oregon



00116983201200041480020021

04/20/2012 03:10:10 PM

Fee: \$42.00

After recording return to:

BENJAMIN D. FLEMING

2054 CALIFORNIA AVE

KLAMATH FALLS, OR 97601

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

BENJAMIN D. FLEMING

2054 CALIFORNIA AVE

KLAMATH FALLS, OR 97601

Escrow No. MT93369-LW

Title No. 0093369

SWD r.020212

STATUTORY WARRANTY DEED

BEATRICE MOLLY NAYLOR, WHO ACQUIRED TITLE AS BEATRICE M. PERSON,

Grantor(s), hereby convey and warrant to

BENJAMIN D. FLEMING and REBECCA K. FLEMING, 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:

Lots 3 and 4 in Block 121 of BUENA VISTA 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, EXCEPTING THEREFROM the West 25.00 feet measured at right angles of Lot 3 in said Block 121.

The true and actual consideration for this conveyance is **\$140,405.00**.

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:

424147

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.

Bmm.

Dated this 18th day of April, 2012

Beatrice Molly Naylor
BEATRICE MOLLY NAYLOR

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 18, 2012 by BEATRICE MOLLY NAYLOR.

Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

