

WTC 93470

Western Title & Escrow

Order Number: 58173

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| Grantor |
| Mark S. Whitcomb Jeanette R. Whitcomb PO Box 2341 La Pine, OR 97736 |
| Grantee |
| Michael E. Thune 11212 NE 104th Street Vancouver, WA 98662 |
| Until a change is requested, all tax statements shall be sent to the following address: |
| Michael E. Thune 11212 NE 104th Street Vancouver, WA 98662 |

2012-004195

Klamath County, Oregon



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04/23/2012 03:24:56 PM

Fee: \$37.00

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Mark S. Whitcomb and Jeanette R. Whitcomb, as tenants by the entirety Grantors convey and warrant to

Michael E. Thune, Grantee the following described real property free of encumbrances except as specifically set forth herein:

Lot 43 in Block 1 of TRACT 1098 - SPLIT RAIL RANCHOS, 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 **\$12,000.00**. (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 20 day of April, 2012

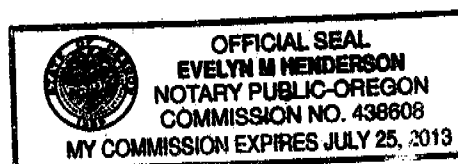
Mark S. Whitcomb
Mark S. Whitcomb

Jeanette R. Whitcomb
Jeanette R. Whitcomb

State of Oregon, County of Deschutes ss.

This instrument was acknowledged before me on this 20 day of April, 2012 by **Mark S. Whitcomb and Jeanette R. Whitcomb**

Evelyn M. Henderson
Notary Public for Oregon
My commission expires: 7-25-13



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