



THIS SP/

2012-004199

Klamath County, Oregon



00117042201200041990020021

04/23/2012 03:27:22 PM

Fee: \$42.00

After recording return to:

Robert Daggett

2536 Link Street

Klamath Falls, OR 97601

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

Robert Daggett

2536 Link Street

Klamath Falls, OR 97601

Escrow No. MT93425-KR

Title No. 0093425

SWD r.020212

STATUTORY WARRANTY DEED

**Karen Gasaway, Claiming Successor/Affiant of The Estate of Preston L. Shaw also known as
Preston Leroy Shaw, deceased as filed in Probate No. 1201112CV Klamath County Circuit Court;
Karen Gasaway, individually; and Roxanne Shea, individually,**

Grantor(s), hereby convey and warrant to

Robert Daggett and Elizabeth A. Daggett, 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:

**Lot 6 in Block 12 of BUENA VISTA ADDITION, 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 **\$69,900.00**.

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:

422500

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.

X Dated this 23rd day of April, 2012

The Estate of Preston L. Shaw also known as Preston
Leroy Shaw, deceased

X BY: Karen Gasaway
Karen Gasaway, Claiming Successor/Affiant

X Karen Gasaway
Karen Gasaway, individually

X Roxanne Shea
Roxanne Shea, individually

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 23, 2012 2012 by Karen Gasaway, Claiming Successor/Affiant of The Estate of Preston L. Shaw also known as Preston Leroy Shaw, deceased; Karen Gasaway, individually and Roxanne Shea, individually.

J. B. Kerzel
(Notary Public for Oregon)

My commission expires 4.26.13

