

187 1821649-SK

2012-004342

Klamath County, Oregon



00117224201200043420020027



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
Scott Woodfin and Cassandra Woodfin
22923 Rosewood Lane
Sprague River, OR 97639

Grantor Address:
Michele Church
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1821649 (SFK)
Date: February 08, 2012

THIS SPACE RE

04/26/2012 03:09:57 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Michele Church and Alicia Hubert, Grantor, conveys and warrants to **Scott Woodfin and Cassandra Woodfin, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 2 in Block 1 of Juniper Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$92,500.00**. (Here comply with requirements of ORS 93.030)

12 42

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 24th day of April, 2012.

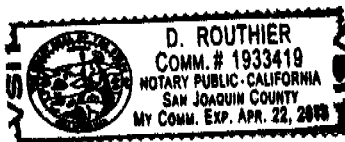
Michele Church

Alicia Hubert

STATE OF ~~Oregon~~ CALIFORNIA
County of ~~Klamath~~ SAN JOAQUIN)ss.

This instrument was acknowledged before me on this 24 day of April, 2012
by **Michele Church and Alicia Hubert.**

[Signature]



Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires: 4/22/15