

131 1842152-AF

2012-004554

Klamath County, Oregon



00117464201200045540020026



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:

Jacklyn M Patsch
10116 Wright Avenue
Klamath Falls, OR 97603

Grantor Address:
Kathleen H Culbertson
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1842152 (ALF)
Date: February 24, 2012

THIS SPACE R

05/01/2012 03:27:06 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Kathleen H Culbertson who acquired title as Kathleen H Starkey, Grantor, conveys and warrants to **Jacklyn M Patsch**, 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:

Unit 10116, Tract 1379, Falcon Heights Condominium Stage 3, according to the official plat thereof on file in the office of the County Clerk, 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 **\$75,000.00**. (Here comply with requirements of ORS 93.030)

F 42.00

APN: R887753

Statutory Warranty Deed
- continued

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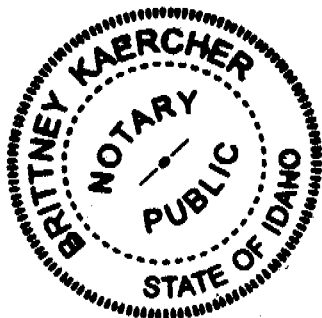
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 27 day of April, 2012.

Kathleen H Culbertson
Kathleen H Culbertson

STATE OF Idaho)
County of Canyon) ss.

This instrument was acknowledged before me on this 27th day of April, 2012
by **Kathleen H Culbertson**.



Brittney Kaercher
Notary
for State of Idaho
My commission expires:

Public

Feb 16, 2018