



THIS SPA

2012-004658

Klamath County, Oregon



00117587201200046580020027

05/03/2012 11:28:10 AM

Fee: \$42.00

After recording return to:

Eric J. Tipler

210 W Oregon Avenue

Klamath Falls, OR 97601

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

Eric J. Tipler

210 W Oregon Avenue

Klamath Falls, OR 97601

Escrow No. MT93335-MS

Title No. 0093335

SWD r.020212

STATUTORY WARRANTY DEED

Timothy D. Laurance and Tracy L. Laurance, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Eric J. Tipler and Samantha L. Tipler, 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 2 in Block 48 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated West Oregon Avenue which inured thereto by Ordinance No. 6393, recorded June 11, 1982, in Volume M82 at page 7457, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$125,000.00**.

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:

4/2/12

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.

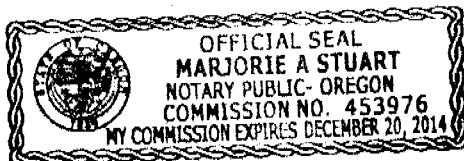
Dated this 2 day of May, 2012.

Timothy D. Laurance
Timothy D. Laurance

Tracy L. Laurance
Tracy L. Laurance

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5/2, 2012 by Timothy D. Laurance and Tracy L. Laurance.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/14