

19* 1865002 - AF

2012-004661

Klamath County, Oregon



00117590201200046610020026



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

Jennifer L Gifford
35431 Palouse Lane
Chiloquin, OR 97624

Grantor Address:

Eric M. Andersen and Susan M. Roe
Anderson
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1865002 (ALF)

Date: April 05, 2012

THIS SPACE RI

05/03/2012 11:30:15 AM

Fee: \$42.00

STATUTORY WARRANTY DEED

Eric M. Andersen and Susan M. Roe Anderson, Grantor, conveys and warrants to **Jennifer L Gifford**, 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 3, BLOCK 3, LATAKOMIE SHORES, 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 **\$128,500.00**. (Here comply with requirements of ORS 93.030)

F 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 27 day of April, 2012.

Eric M. Andersen
Eric M. Andersen

Susan M. Roe Anderson
Susan M. Roe Anderson

STATE OF Hawaii)
County of Hawaii) ss.

This instrument was acknowledged before me on this 27th day of April, 2012
by **Eric M. Andersen and Susan M. Roe Anderson.**

Claire S. Fujishige
Notary Public for State of Hawaii
My commission expires: November 13, 2013

NOTARY CERTIFICATION	
Doc. Date: <u>April 5 2012</u>	# Pages: <u>2</u>
Name: <u>Claire S. Fujishige</u>	Third Circuit
Doc. Description: <u>Statutory Warranty Deed</u>	
Signature: <u>Claire S. Fujishige</u>	
Date: <u>April 27, 2012</u>	