

1st 1855980- AF

2012-004724

Klamath County, Oregon



00117672201200047240020023

05/04/2012 02:27:28 PM

Fee: \$42.00



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

Todd A Clement  
2224 Main Street  
Klamath Falls, OR 97601

Grantor Address:  
Matthew L. Ryser  
404 Main Street, Ste 1  
Klamath Falls, OR 97601

File No.: 7021-1855980 (ALF)

Date: March 20, 2012

THIS SPACE

### STATUTORY WARRANTY DEED

**Matthew L. Ryser**, Grantor, conveys and warrants to **Todd A Clement**, 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:

**The West half of Lot 1, and 3 feet evenly off the North side of the West 85 feet of Lot 2, all in Block 4, of Dixon Addition No. 2, Klamath Falls, 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 **\$79,000.00**. (Here comply with requirements of ORS 93.030)

F 42-

APN: R417276

Statutory Warranty Deed  
- continued

File No.: 7021-1855980 (ALF)

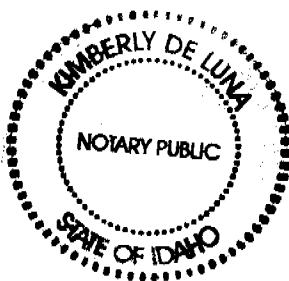
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

Matthew L. Ryser  
Matthew L. Ryser

STATE OF Idaho )  
County of Twin Falls ) ss.

This instrument was acknowledged before me on this 2nd day of May, 2012  
by **Matthew L. Ryser**.



Kimberly De Luna  
Notary Public for Twin Falls, Id  
My commission expires: 5-10-17