

WTC 93662 DS

THIS SPACE

2012-004966

Klamath County, Oregon



00117966201200049660010018

05/11/2012 03:06:37 PM

Fee: \$37.00

After recording return to:
PATRICK RICHARDSON
3108 S. O'Gorman Dr.
Sioux Falls, SD 57104

Until a change is requested all tax statements shall be sent to the following address:
PATRICK RICHARDSON
3108 S. O'Gorman Dr.
Sioux Falls, SD 57104

Escrow No. MT93662-DS
Title No. 0093662
SWD1 r.020212

STATUTORY WARRANTY DEED

LARRY A. ALLENBAUGH, also know of record as LARRY ALLENBAUGH

Grantor(s), hereby convey and warrant to

PATRICK RICHARDSON and PAIGE DUMDIE, NOT AS TENANTS IN COMMON, BUT WITH RIGHT OF SURVIVORSHIP
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:

W1/2 of the E1/2 of the SW1/4 of the SE1/4 of Section 35, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

ALSO

The E1/2 of E1/2 of the SW1/4 of the SE1/4 of Section 35, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$50,000.00.

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:

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 7th day of MAY, 2012.

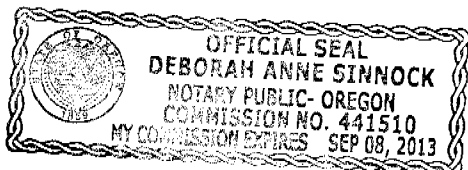
Larry A. Allenbaugh
LARRY A. ALLENBAUGH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5-11-2012 by LARRY A. ALLENBAUGH.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13



370net