

WTC 93182-DS

THIS :



2012-005388
Klamath County, Oregon



00118417201200053880020024

05/17/2012 03:14:43 PM

Fee: \$42.00

After recording return to:

JAMES L. TREASURE

P. O. BOX 268

Midland, OR 97634

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

JAMES L. TREASURE

P. O. BOX 268

Midland, OR 97634

Escrow No. MT93182-DS

Title No. 0093182

SWD r.020212

STATUTORY WARRANTY DEED

GEORGE M. REDD and KRISTI L. REDD, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

JAMES L. TREASURE and CHERICE F. TREASURE, 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:

Parcel 1:

Lot 3 in Block 3 of MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the West 200 feet of said Lot 3.

ALSO EXCEPTING THEREFROM that portion described as Lot 3A (well lot) on the dedicated plat of Midland Hills Estates.

Parcel 2:

The East 100 feet of the West 200 feet of Lot 3 in Block 3 of MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$140,000.00**.

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 17th day of May 2012

George M. Redd
GEORGE M. REDD

Kristi L. Redd
KRISTI L. REDD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5-17-, 2012 by GEORGE M. REDD and KRISTI L. REDD.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

