

WTC 93700-CT

THIS SPA

2012-005780

Klamath County, Oregon



00118884201200057800020026

05/29/2012 11:30:51 AM

Fee: \$42.00

After recording return to:

Fredrick Horn

920 Lincoln #4

Klamath Falls, OR 97601

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

Fredrick Horn

920 Lincoln #4

Klamath Falls, OR 97601

Escrow No. MT93700-CT

Title No. 0093700

SWD r.020212

STATUTORY WARRANTY DEED

Anthony C. Botts and JoAnn Botts, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Fredrick Horn,

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:

The Northwesternly 100 feet of Lot 6, Block 2, ORIGINAL TOWN OF KLAMATH FALLS (formerly Linkville) described as follows: Beginning at the corner of High Street and Cedar Street, being the Northeastly corner of said Block 2; thence Southerly along the Westerly line of Cedar Street 100 feet to a point; thence Westerly at right angles to the Westerly line of Cedar Street, to the Westerly line of said Lot 6; thence Northerly along the Westerly line of said Lot 6, 100 feet to the South line of High Street; thence Easterly along South line of High Street to the point of beginning.

The true and actual consideration for this conveyance is **\$45,000.00**.

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:

420000

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 20 day of May, 2012

Anthony C. Botts
Anthony C. Botts

JoAnne Botts
JoAnne Botts

STATE OF CALIFORNIA

COUNTY OF Contra Costa

On May 20 th, 2012 before me, J. Santos, Notary personally appeared Anthony C. Botts and JoAnne Botts personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

[Signature]

