

NOT 93667



THIS SPA

2012-005971

Klamath County, Oregon



06/01/2012 11:04:19 AM

Fee: \$42.00

After recording return to:

Manuel L. Victor, dba Northern Investments

P.O. Box 451

Sweet Home, OR 97386

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

Manuel L. Victor, dba Northern Investments

P.O. Box 451

Sweet Home, OR 97386

Escrow No. 02-609037

Title No. 095980L

SWD r.020212

STATUTORY WARRANTY DEED

Alvin Geerhart and,

Grantor(s), hereby convey and warrant to

Manuel L. Victor, dba Northern Investments,

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:

Lot 36 in Block 125 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

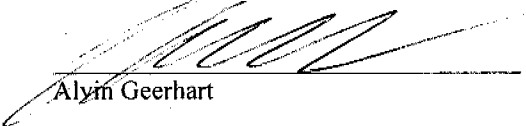
The true and actual consideration for this conveyance is **\$25,000.00**.

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:

4259uf

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.

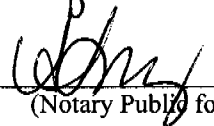
Dated this MAY day of 29, 12.


Alvin Geerhart

State of Oregon

County of ~~CLATSOP~~ Linn 

This instrument was acknowledged before me on May 29th, 2012 by Alvin Geerhart.


(Notary Public for Oregon)

My commission expires 11/30/14

