

18
1872336-ALF

2012-006426

Klamath County, Oregon



00119668201200064260020025

06/12/2012 03:00:14 PM

Fee: \$42.00



After recording return to:
Christopher J Wieland and Linda D
Wieland
9009 Hwy 39
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Christopher J Wieland and Linda D
Wieland
9009 Hwy 39
Klamath Falls, OR 97603

File No.: 7021-1872336 (ALF)

Date: April 25, 2012

THIS SPACE R

STATUTORY WARRANTY DEED

JJ&S Properties LLC, Grantor, conveys and warrants to **Christopher J Wieland and Linda D Wieland, husband and wife as tenants by the entirety**, 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:

All that portion of SW 1/4 SW 1/4 of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon lying Northwesterly of the U. S. R. S. "C" Canal and Southwesterly of the Great Northern Railroad right of way, but excepting highway right of way deeded to State of Oregon by Deed Book 133 at page 476.

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 **\$180,000.00**. (Here comply with requirements of ORS 93.030)

F.
42.00

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 11 day of June, 2012.

JJ&S Properties LLC

Schade
By: Jennifer Schade

STATE OF Oregon)

)ss.

County of Klamath)

This instrument was acknowledged before me on this 11 day of June, 2012
by Jennifer Schade as of JJ&S Properties LLC, on behalf of the .

Adrien Fleek
Notary Public for Oregon
My commission expires: 12-3-14

