

2012-006527

Klamath County, Oregon

Statutory Warranty Deed



00119794201200065270020027

06/15/2012 08:59:29 AM

Fee: \$42.00

After recording return to:

Maury and Juliann Mudrick
20507 NE 273rd Street
BATTLE GROUND, WA 98604

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

Maury and Juliann Mudrick
20507 NE 273rd Street
BATTLE GROUND, WA 98604

Chad Gradwahl and Rebecca Gradwahl,

Grantor(s), hereby conveys and warrants to:

Maury and Juliann Mudrick, husband and wife, 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:

**Lot 6 in Block 6 of TRACT 1069, according to the official plat thereof on file in the office of the Klamath
Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT # IS REFERENCED HERE:

Account No. R165047

2607-001C0-02800-000


The true and actual consideration for this conveyance is \$15,000.

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Page 2 – Statutory Warranty Deed – Signature/Notary page
Lot 6 in Block 6 of TRACT 1069

“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 8th day of June 2012.


Chad Gradwahl


Rebecca Gradwahl

State of OR
County of Multnomah

This instrument was acknowledged before me on June 8th, 2012 by Chad Gradwahl and Rebecca Gradwahl


(Notary Public of Oregon)

My commission expires: 03/27/16

