



THIS SPA

2012-006584

Klamath County, Oregon



00119872201200065840020023

06/18/2012 12:02:07 PM

Fee: \$42.00

After recording return to:

AUTUMN CLARK

~~P.O. BOX 351~~ 6329 FLAMINGO DR.

~~SPRAGUE RIVER, OR 97639~~ BONANZA, OR 97623

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

AUTUMN CLARK

~~P.O. BOX 351~~ 6329 FLAMINGO DR.

~~SPRAGUE RIVER, OR 97639~~ BONANZA, OR 97623

Escrow No. MT93695-LW

Title No. 0093695

SWD r.020212

STATUTORY WARRANTY DEED

PATRICIA F. STEWART,

Grantor(s), hereby convey and warrant to

AUTUMN CLARK,

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:

Lots 4 and 5, Block 41, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$60,000.00**.

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:

4/2/2012

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 18th day of June, 2012

Patricia F. Stewart
PATRICIA F. STEWART

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 7, 2012 by PATRICIA F. STEWART.

Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

