



THIS SPA

2012-007100

Klamath County, Oregon



00120459201200071000020026

06/27/2012 03:32:45 PM

Fee: \$42.00

After recording return to:

Barbara Jane Kelly

7207 Boyd Court

Klamath Falls, OR 97603

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

Barbara Jane Kelly

7207 Boyd Court

Klamath Falls, OR 97603

Escrow No. MT93857-CT

Title No. 0093857

SWD r.020212

STATUTORY WARRANTY DEED

Charles Menke and Janice M. Menke, who acquired title as Jan Menke, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Barbara Jane Kelly,

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 11 in Block 1 of TRACT NO. 1085, COUNTRY GREEN, 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 **\$47,000.00**.

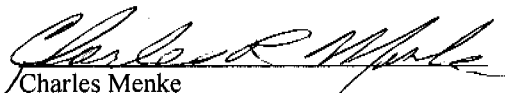
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this
deed and those shown below, if any:

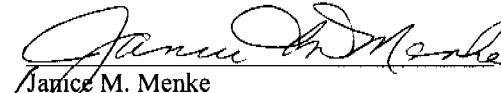
2012-2013 Real Property Taxes a lien not yet due and payable.

422wf

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 16 day of June, 2012


Charles Menke


Janice M. Menke

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 26, 2012 by Charles Menke and Janice M. Menke.




(Notary Public for Oregon)

My commission expires 6/17/2016

