

WTC 93986-SH

THIS SPA

2012-007315

Klamath County, Oregon



00120697201200073150020022

07/03/2012 11:19:58 AM

Fee: \$42.00

After recording return to:

DENNIS L. HAYES

357 NE ORCHARD LANE

PRINEVILLE, OR 97754

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

DENNIS L. HAYES

357 NE ORCHARD LANE

PRINEVILLE, OR 97754

Escrow No. MT93986-SH

Title No. 0093986

SWD r.020212

STATUTORY WARRANTY DEED

THOMAS ELWOOD DENSON and PATSY JOYCE DENSON, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

DENNIS L. HAYES and ANGIE C. HAYES, 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:

The Northwesterly 1/2 of Lot 5 in Block 56 of NICHOLS ADDITION to the City of Klamath Falls, 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 **\$59,900.00**.

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.

42DWO

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.

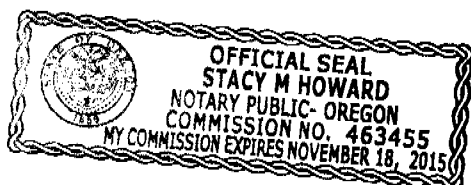
Dated this 29 day of June, 2012.

Thomas Elwood Denson
THOMAS ELWOOD DENSON

Patsy Joyce Denson
PATSY JOYCE DENSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 29, 2012 by THOMAS ELWOOD DENSON and PATSY JOYCE DENSON.



Stacy M Howard
(Notary Public for Oregon)

My commission expires 11-18-15