

Statutory Warranty Deed

2012-007403

Klamath County, Oregon



00120811201200074030020027

07/06/2012 11:11:32 AM

Fee: \$42.00

After recording return to:

Cory and Stacey Comstock  
2424 NE 22<sup>nd</sup> Ave  
Portland, OR 97212

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

Cory and Stacey Comstock  
2424 NE 22<sup>nd</sup> Ave  
Portland, OR 97212

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**Chad Gradwahl and Rebecca Gradwahl,**

Grantor(s), hereby conveys and warrants to:

Cory and Stacey Comstock, **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 9 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. R165074**

**2607-001C0-02500-000**

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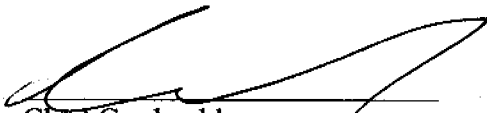
The true and actual consideration for this conveyance is \$15,000.


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Lot 9 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 18<sup>th</sup> day of June, 2012.

  
Chad Gradwahl

  
Rebecca Gradwahl

State of Oregon  
County of Multnomah

This instrument was acknowledged before me on 6/18, 2012 by Chad Gradwahl and Rebecca Gradwahl

  
(Notary Public of Oregon)

My commission expires: August 1, 2014

