

UTC 93837

THIS SPAC

2012-007598

Klamath County, Oregon



SR139582TI



00121041201200075980020024

07/11/2012 11:34:52 AM

Fee: \$42.00

After recording return to:

Hawley D. Upmeyer

P.O. Box 3156

La Pine, OR 97739

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

Hawley D. Upmeyer

P.O. Box 3156

La Pine, OR 97739

Escrow No. SR139582TI

Title No. 0093837

SWD r.020212

STATUTORY WARRANTY DEED

Winter C. Bounds and Winter Bounds and Dawn Annette Mc Shan and Dawn A. McShan, (formally known as Dawn A. Denman) as tenants in common,

Grantor(s), hereby convey and warrant to

Hawley D. Upmeyer and Olive E. Upmeyer, husband and wife,

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 2 and 3 in Block 10, of SUN FOREST ESTATES TRACT 1060, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Key #141830

2310-036D0-02100-000

Key #141849

2310-036D0-02200-000

The true and actual consideration for this conveyance is \$75,000.00.

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.

Return to:
AmeriTitle

4/2/12

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 9th day of July, 2012

Winter C. Bounds
Winter C. Bounds

Dawn Annette Mc Shan
Dawn Annette Mc Shan

Winter Bounds
Winter Bounds

Dawn A. McShan
Dawn A. McShan

State of Oregon
County of Jackson

This instrument was acknowledged before me on July 9, 2012 by Winter C. Bounds and Winter Bounds and Dawn Annette Mc Shan and Dawn A. McShan.

Judith Sylvia Flanagan
(Notary Public for Oregon)
My commission expires 9/27/15

