

UTC 93389-SH

THIS SPAC

2012-007670

Klamath County, Oregon



00121135201200076700020028

07/13/2012 11:20:26 AM

Fee: \$42.00

After recording return to:

MARCUS W. COX

1715 MAJESTIC STREET

KLAMATH FALLS, OR 97601

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

MARCUS W. COX

1715 MAJESTIC STREET

KLAMATH FALLS, OR 97601

Escrow No. MT93389-SH

Title No. 0093389

SWD r.020212

STATUTORY WARRANTY DEED

ERIC B. SWETLAND and BRIDGET K. BOSTROM, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

MARCUS W. COX,

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 29 of TRACT 1309, CROWN RIDGE SUBDIVISION PHASE 1, 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 **\$423,000.00**.

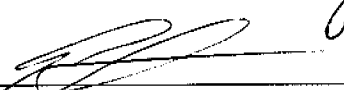
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this
deed and those shown below, if any:

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

4/24/12

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.

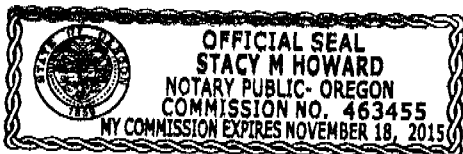
Dated this 3 day of July 2012

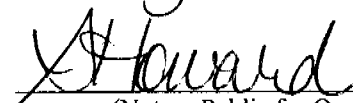

ERIC B. SWETLAND


BRIDGET K. BOSTROM

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 3, 2012 by ERIC B. SWETLAND and BRIDGET K. BOSTROM.




(Notary Public for Oregon)
My commission expires 11-18-15