

MT93989-LW



THIS SPAC

2012-007689

Klamath County, Oregon



00121164201200076890020022

07/13/2012 03:12:12 PM

Fee: \$42.00

After recording return to:

COLE A. VAN ESSEN

11524 RUGER RD

KALMATH FALLS, OR 97601

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

COLE A. VAN ESSEN

11524 RUGER RD

KALMATH FALLS, OR 97601

Escrow No. MT93989-LW

Title No. 0093989

SWD r.020212

STATUTORY WARRANTY DEED

LALONI K. CHRISTENSON and DENNIS J. CHRISTENSON, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

COLE A. VAN ESSEN and ASHLEY J. VAN ESSEN, 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:

Parcels 2 of Land Partition 72-07 being a replat of Parcel 2 of Land Partition 10-04 situated in the SW1/4 of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and duly recorded on October 13, 2008 in Volume 2008-014028, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$295,000.00**.

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.

4/2/12

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 13 day of July, 2012

Laloni K. Christenson
LALONI K. CHRISTENSON

Dennis J. Christenson
DENNIS J. CHRISTENSON

BY: Laloni K. Christenson
LALONI K. CHRISTENSON, HIS ATTORNEY IN
FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 13, 2012 by LALONI K. CHRISTENSON FOR
HERSELF AND FOR DENNIS J. CHRISTENSON.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

