

WTC 935199

2012-007858

Klamath County, Oregon



00121382201200078580010012

07/19/2012 01:23:18 PM

Fee: \$37.00

Western Title & Escrow

Order Number: 60804

Grantor
Jeffrey Maxwell Carlene A. Maxwell 2972 Country Lane Crescent Lake, OR 97401
Grantee
David M. Tretheway Marcella Tretheway 2555 SW 30th Street Redmond, OR 97756
Until a change is requested, all tax statements shall be sent to the following address:
David M. Tretheway Marcella Tretheway 2555 SW 30th Street Redmond, OR 97756

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Jeffrey Maxwell and Carlene A. Maxwell, as tenants by the entirety Grantors convey and warrant to

David M. Tretheway and Marcella^A Tretheway, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 8 of Diamond Peaks, Tract No. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): 886978

Map/Tax Lot No(s): 2407-007Bo-12700-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$245,000.00. (Here comply with requirements of ORS 93.030.)

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.

Executed this 11 day of July, 2012

Jeffrey Maxwell

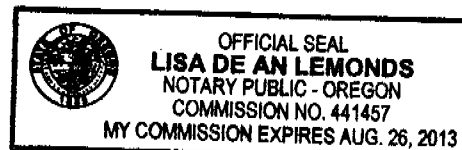
Carlene A. Maxwell

State of Oregon, County of Lane) ss.

This instrument was acknowledged before me on this 11 day of July, 2012 by Jeffrey Maxwell and Carlene A. Maxwell

Notary Public for Oregon

My commission expires: 8/26/2013



374m