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1890819-
AF

2012-008275

Klamath County, Oregon



00121889201200082750020023



THIS SPACE R

07/30/2012 11:15:46 AM

Fee: \$42.00

After recording return to:
Joshua L Dubose and Jessica A
Dubose
521 Old Midland Road
Midland, OR 97634

Until a change is requested all tax
statements shall be sent to the
following address:
Joshua L Dubose and Jessica A Dubose
521 Old Midland Road
Midland, OR 97634

File No.: 7021-1890819 (ALF)
Date: May 22, 2012

STATUTORY WARRANTY DEED

Lawrence R. Tucker and Gloria C. Tucker as tenants by the entirety, Grantor, conveys and warrants to **Joshua L Dubose and Jessica A Dubose, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lots 1, 2, 3, 4, 5 and the West 1/2 of Lot 6, all in Block 3, and Lots 2, 3, 4, 5 and the West 1/2 of Lot 6, the West 1/2 of Lot 11, and Lot 12, all in Block 6, Midland Heights Addition to Midland, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. 2012-2013 taxes a lien but not yet due and payable.

The true consideration for this conveyance is **\$200,000.00**. (Here comply with requirements of ORS 93.030)

F.
42.00

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 27 day of July, 2012.

Lawrence R. Tucker
Lawrence R. Tucker

Gloria C. Tucker
Gloria C. Tucker

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27 day of July, 2012
by **Lawrence R. Tucker and Gloria C. Tucker.**

Adrien Louise Fleek
Notary Public for Oregon
My commission expires: 12-3-14

