

2012-008451

Klamath County, Oregon



00122103201200084510020028

1st 1922794 AF



After recording return to:  
Jonathan E Heath and Tamara L  
Heath  
320 Ponderosa Ln  
Grants Pass, OR 97527

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Jonathan E Heath and Tamara L Heath  
320 Ponderosa Ln  
Grants Pass, OR 97527

File No.: 7021-1922794 (ALF)  
Date: July 16, 2012

THIS SPACE RE

08/02/2012 02:21:13 PM

Fee: \$42.00

### STATUTORY WARRANTY DEED

**Dennis J Geer and Melea L Geer as tenants by the entirety**, Grantor, conveys and warrants to **Jonathan E Heath and Tamara L Heath, 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:

**THAT PORTION OF LOT 8 BLOCK 11, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, SITUATED NORTH AND EAST OF A POINT THAT IS SOUTH 35° 57' 32" WEST 1000 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT. ALSO DESCRIBED AS: BEGINNING AT THE NORTH CORNER OF SAID LOT; THENCE SOUTH 35° 57' 32" WEST 1000 FEET THENCE EAST TO THE EAST LINE OF SAID LOT; THENCE NORTHERLY AND WESTERLY ALONG THE EAST AND NORTHERLY LINE OF SAID LOT TO THE POINT OF BEGINNING LOT 8 BLOCK 11.**

**Subject to:**

1. The **2012-2013** Taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$11,000.00**. (Here comply with requirements of ORS 93.030)

K

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.

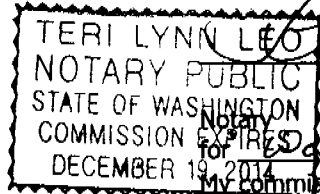
Dated this 1<sup>st</sup> day of August, 20 12.

Dennis J Geer  
Dennis J Geer

Melea L Geer  
Melea L Geer

STATE OF Washington )  
County of Cowlitz ) ss.

This instrument was acknowledged before me on this 1 day of August, 20 12  
by **Dennis J Geer and Melea L Geer.**



Teri Lynn Leo  
Public  
My commission expires: 12-19-2014