

WTC 94598-KR



THIS SPACE

2012-008641

Klamath County, Oregon



00122336201200086410010016

08/07/2012 11:49:25 AM

Fee: \$37.00

After recording return to:

Henry A. Hummel

30171 Doak Road

Chiloquin, OR 97624

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

Henry A. Hummel

30171 Doak Road

Chiloquin, OR 97624

Escrow No. MT94598-KR

Title No. 0094598

SWD1 r.020212

STATUTORY WARRANTY DEED

Thomas B. Carnahan and Elizabeth A. Carnahan, as tenants in common,

Grantor(s), hereby convey and warrant to

Henry A. Hummel,

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:

Lots 4 and 5, Section 33, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, Less 2 acres in Lot 4, described as follows:

Beginning at the Section corner common to Sections 28, 29, 32 and 33, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon; thence due East 295.17 feet, more or less, along the North line of Section 33; thence due South 295.17 feet, more or less; thence due West 295.17 feet, more or less, to the West line of Section 33; thence due North 295.17 feet, more or less, along the West line of said Section 33, to the point of beginning.

The true and actual consideration for this conveyance is **\$240,000.00**.

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.

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.

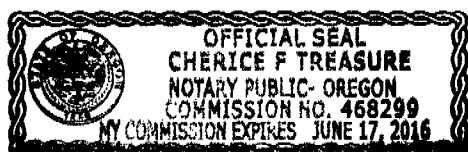
Dated this 7th day of AUGUST, 2012.

Thomas B. Carnahan

Elizabeth A. Carnahan

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 7, 2012 by Thomas B. Carnahan and Elizabeth A. Carnahan.



(Notary Public for Oregon)

My commission expires 6/17/2016

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