

1st 1863603 SK



After recording return to:
Robert T. Melton and Elisa Rebecca
Melton
10401 Old Fort Road
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Robert T. Melton and Elisa Rebecca
Melton
10401 Old Fort Road
Klamath Falls, OR 97601

File No.: 7021-1863603 (SFK)
Date: August 03, 2012

2012-008697

Klamath County, Oregon



00122407201200086970020029

08/08/2012 02:11:42 PM

Fee: \$42.00

THIS SPACE R

STATUTORY WARRANTY DEED

Steven E. Berger and Sandra M. Berger, husband and wife, Grantor, conveys and warrants to
Robert T. Melton and Elisa Rebecca Melton, 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:

LOT 4, TRACT 1242, PLUM VALLEY, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

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 **\$278,000.00**. (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.

Dated this 6th day of August, 2012.

Steven E. Berger
Steven E. Berger

Sandra M. Berger
Sandra M. Berger

STATE OF Oregon)

County of ~~Klamath~~ ^{ss.} Washington ^{up}

This instrument was acknowledged before me on this 6th day of August, 2012
by **Steven E. Berger and Sandra M. Berger.**

Rita E. Pierson

Notary Public for Oregon
My commission expires:

