

2012-008783

Klamath County, Oregon



00122499201200087830070070

1st 1934273 DM



After recording return to:
Michael Darren Fenters and Kathy
Dianne Fenters
2807 Patterson St.
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Michael Darren Fenters and Kathy
Dianne Fenters
2807 Patterson St.
Klamath Falls, OR 97603

File No.: 7021-1934273 (DM)
Date: August 01, 2012

THIS SPACE RE

08/09/2012 02:50:06 PM

Fee: \$67.00

STATUTORY WARRANTY DEED

Joan Azevedo and Clyde Cox and Johanna Witzig and Jean Nelsen, each as to an undivided 1/4 interest, Grantor, conveys and warrants to **Michael Darren Fenters and Kathy Dianne Fenters as 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:

A tract of land situated in the W 1/2 NE 1/4 NW 1/4 of Section 10 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin at the intersection of the Southerly right of way line of Hilyard Ave. and the Westerly right of way line of Austin Street, said point being N89°06'00" West 688.60 feet and S00°05'16" East 30.00 feet from a 5/8 inch iron pin at the centerline intersection of said Hilyard Ave. and Altamont Drive, marking the N 1/4 corner of said Section 10; thence S00°05'16" East, along said right of way of Austin Street, 300.00 feet to an iron pin; thence N89°06'00" West 220.00 feet to an iron pin; thence N00°05'16" West 300.00 feet to an iron pin on the Southerly right of way line of said Hilyard Avenue; thence S89°06'00" East 220.00 feet to the point of beginning. (Bearings based on Survey No. 2020, as recorded in the Klamath County Surveyor's Office.)

Subject to:

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

TRUE consideration \$200,000.00

APN: R542041

Statutory Warranty Deed
- continued

File No.: 7021-1934273 (DM)

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 **\$200,000.00**. (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 7 day of Aug, 2012.

Joan Azevedo
Joan Azevedo

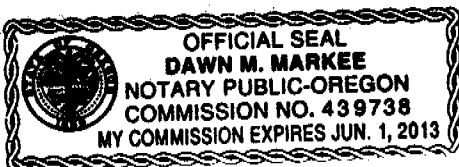
Clyde Cox
Clyde Cox

Johanna Witzig
Johanna Witzig

Jean Nelson
Jean Nelson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 7 day of August, 2012
by ~~Joan Azevedo and Clyde Cox and Johanna Witzig and Jean Nelson.~~



Dawn M. Markee

Notary Public for Oregon
My commission expires: Jun 1, 2013

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 07 day of 08-12, 2012.

Joan Azevedo

Clyde Cox
Clyde Cox

Johanna Witzig

Jean Nelson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Joan Azevedo and Clyde Cox and Johanna Witzig and Jean Nelson.**

Notary Public for Oregon
My commission expires:

CERTIFICATE OF ACKNOWLEDGEMENT

State of California

County of Shasta

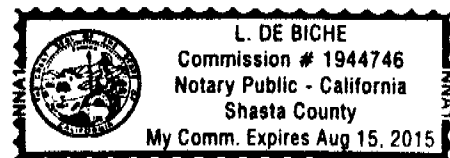
On 8-7- ,2012, before me, L. DeBiche, a notary public, personally appeared, Clyde Cox, who proved to me on the basis of satisfactory evidence to be the person(S) whose name(S) ~~IS~~ ARE subscribed to the within instrument and acknowledged to me that ~~HE~~ SHE / THEY executed the same in ~~HIS~~ HER / THEIR authorized capacity(S), and that by ~~HIS~~ HER / THEIR signature(S) on the instrument the person(S), or the entity upon behalf of which the person(S) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

L. DeBiche
L. DeBiche - Notary Public for the State of California

My commission expires: August 15, 2015



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 17th day of August, 2012.

Joan Azevedo

Johanna Witzig
Johanna Witzig

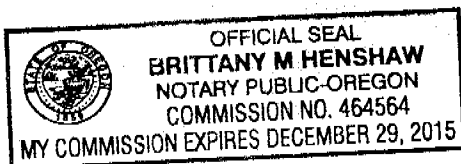
Clyde Cox

Jean Nelson

STATE OF Oregon)
)ss.
County of Klamath Linn)

This instrument was acknowledged before me on this 17th day of August, 2012
by ~~Joan Azevedo and Clyde Cox and Johanna Witzig and Jean Nelson.~~

Brittany M. Henshaw



Notary Public for Oregon
My commission expires:

Dec. 29, 2015

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 8 day of August, 2012.

Joan Azevedo

Johanna Witzig

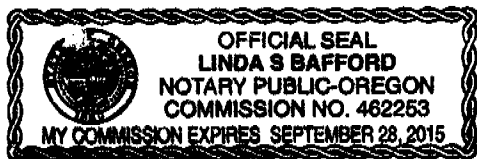
Clyde Cox

Jean Nelsen
Jean Nelsen

STATE OF Oregon)
County of Deschutes) ss.
~~Klamath~~)

This instrument was acknowledged before me on this 8th day of August, 2012
by ~~Joan Azevedo and Clyde Cox and Johanna Witzig and Jean Nelsen.~~
lsb

Linda S. Bafford



Notary Public for Oregon
My commission expires: