

UTC 94724-KR



THIS SPACE

2012-009014

Klamath County, Oregon



08/15/2012 03:07:26 PM

Fee: \$37.00

After recording return to:

Thomas B. Carnahan

~~30171 Oak Road~~ 5830 Highway 140 S

~~Chiloquin, OR 97624~~ Klamath Falls, OR 97601

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

Thomas B. Carnahan

~~30171 Oak Road~~ 5830 Highway 140 W

~~Chiloquin, OR 97624~~ Klamath Falls, OR 97601

Escrow No. MT94724-KR

Title No. 0094724

SWD1 r.020212

STATUTORY WARRANTY DEED

Gary T. Crawford and Mary Ellen Crawford, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Thomas B. Carnahan and Elizabeth A. Carnahan, as tenants by the entirety,

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:

Parcel 1 of Land Partition 57-92, said Land Partition being situated in the NE1/4 of the NW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$215,000.00**.

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 14th day of August, 2012.

Gary T. Crawford

Mary Ellen Crawford AKA Mary Morris Crawford

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 14, 2012 by Gary T. Crawford and Mary Ellen Crawford, also known as Mary Morris Crawford.

(Notary Public for Oregon)

My commission expires

6/17/2016

