

2012-009117

Klamath County, Oregon

1st 1914613 AF/SL



After recording return to:
Barbara Ann Martin
5163 Regency
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Barbara Ann Martin
5163 Regency
Klamath Falls, OR 97603

File No.: 7021-1914613 (SFK)
Date: June 28, 2012



00122929201200091170020026

THIS SPACE RE

08/17/2012 03:07:00 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Betty J. Davis, Grantor, conveys and warrants to **Barbara Ann Martin**, 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 24, Tract No. 1400, Regency Estates-Phase 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Subject to:

1. The 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 **\$190,000.00**. (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.

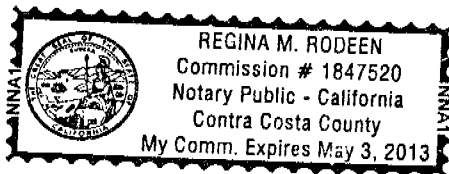
Dated this 9 day of August, 2012.

Betty J. Davis
Betty J. Davis

STATE OF Oregon CA)
County of Klamath Contra Costa) ss.

This instrument was acknowledged before me on this 9 day of Aug, 2012
by **Betty J. Davis**.

Regina M. Rodeen



Notary Public for Oregon CA
My commission expires: may 3, 2013