

1st 1943992 AR

2012-009322

Klamath County, Oregon



THIS SPACE R



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08/23/2012 02:28:03 PM

Fee: \$42.00

After recording return to:
Matt Stringer and Jenn Stringer
2670 Holland Way
Woodland, CA 95776

Until a change is requested all tax
statements shall be sent to the
following address:
Matt Stringer and Jenn Stringer
2670 Holland Way
Woodland, CA 95776

File No.: 7021-1943992 (ALF)

Date: August 17, 2012

STATUTORY WARRANTY DEED

Douglas L. Bourcy and Linda M. Bourcy, husband and wife, Grantor, conveys and warrants to **Matt Stringer and Jenn Stringer, 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:

The Northeasterly 40 feet of Lot 13 in Block 53 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 **\$14,000.00**. (Here comply with requirements of ORS 93.030)

F 42-

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 21 day of August, 2012.


Douglas L. Bourcy

Linda M. Bourcy
Linda M. Bourcy

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of August, 2010
by **Douglas L. Bourcy and Linda M. Bourcy.**

Notary Public for Oregon
My commission expires:

