



THIS SPACE

2012-009613

Klamath County, Oregon



00123548201200096130020023

08/30/2012 03:07:37 PM

Fee: \$42.00

After recording return to:

STEPHEN J. ROBERTS

2839 Lakeshore Dr.

Klamath Falls, OR 97601

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

STEPHEN J. ROBERTS

2839 Lakeshore Dr.

Klamath Falls, OR 97601

Escrow No. MT94523-DS

Title No. 0094523

SWD r.020212

### STATUTORY WARRANTY DEED

**JAMES DAVID SELIM and KAREN WILSON SELIM, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**STEPHEN J. ROBERTS and THERESA E. ROBERTS, 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:

Lot 10 of LAKEWOOD HEIGHTS, according to the official plat thereof on file in  
the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$270,000.00**.

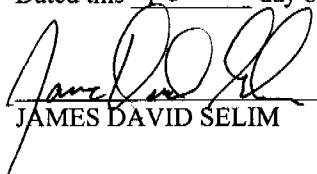
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this  
deed and those shown below, if any:

**2012-2013 Real Property Taxes a lien not yet due and payable.**

42.00 amt

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.

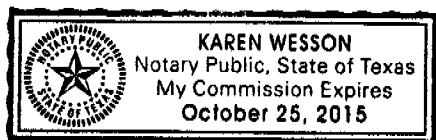
Dated this 16<sup>th</sup> day of August, 2012.

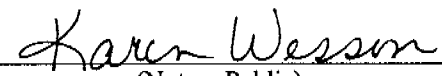
  
JAMES DAVID SELIM

  
KAREN WILSON SELIM

State of Texas  
County of Nueces

This instrument was acknowledged before me on August 16, 2012 by JAMES DAVID SELIM and KAREN WILSON SELIM.



  
(Notary Public)

My commission expires 10-25-15