



THIS SP

2012-009665

Klamath County, Oregon



00123604201200096650020024

08/31/2012 11:11:21 AM

Fee: \$42.00

After recording return to:

KEDRIC J. OSBORNE

3550 PLUM HILL ROAD

KLAMATH FALLS, OR 97601

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

KEDRIC J. OSBORNE

3550 PLUM HILL ROAD

KLAMATH FALLS, OR 97601

Escrow No. MT94471-SH

Title No. 0094471

SWD r.020212

STATUTORY WARRANTY DEED

JASON DEVRIES and KELLY DEVRIES, AS TENANTS BY ENTIRETY, AS TO AN UNDIVIDED 50% INTEREST and LEE WOODS and GAY WOODS, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 50% INTEREST,

Grantor(s), hereby convey and warrant to

KEDRIC J. OSBORNE,

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 3 of Land Partition 19-00, being a re-partition of Parcel 3 of Land Partition 19-98, said Land Partition being situated in the NE1/4 and SE1/4 of Section 22, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$460,000.00**.


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.

42amt

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 28th day of August, 2012



JASON DEVRIES


KELLY DEVRIES

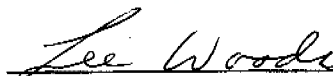
State of Oregon
County of

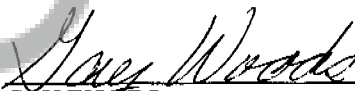
This instrument was acknowledged before me on 28 August 28, 2012 by JASON DEVRIES, KELLY DEVRIES.




(Notary Public for Oregon)
My commission expires 6/18/13

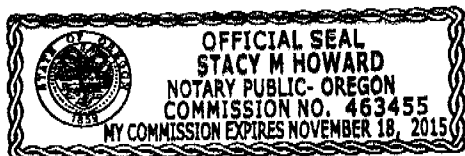
Dated this 29 day of August, 2012



LEE WOODS


GAY WOODS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 29, 2012 by LEE WOODS and GAY WOODS.




(Notary Public for Oregon)
My commission expires 11-18-15