

WT 94886-LW

THIS SPAC

2012-009934

Klamath County, Oregon



00123934201200099340020025

09/07/2012 03:25:12 PM

Fee: \$42.00

After recording return to:

SONNIE P. HARMON

4195 W 7TH ST. APT 168

RENO, NV 89503

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

SONNIE P. HARMON

4195 W 7TH ST. APT 168

RENO, NV 89503

Escrow No. MT94886-LW

Title No. 0094886

SWD r.020212

### STATUTORY WARRANTY DEED

**EVELYN A. COLEMAN,**

Grantor(s), hereby convey and warrant to

**SONNIE P. HARMON,**

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:

Lots 6 and 7 in Block 2 of Rainbow Park on the Williamson. TOGETHER WITH an undivided 2/68 interest in Lots 4 and 5 in Block 1 of said addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$60,000.00.**

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.**

4/21/12

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 31 day of 8, 2012

Evelyn A. Coleman  
EVELYN A. COLEMAN

State of TN  
County of KNOX

This instrument was acknowledged before me on AUGUST 31<sup>ST</sup>, 2012 by EVELYN A. COLEMAN.



Ashleigh N. Lane  
(Notary Public)

My commission expires May 31, 2015

My Commission Expires May 31, 2015