



THIS SPACE

2012-009987

Klamath County, Oregon



00124004201200099870020026

09/10/2012 03:28:21 PM

Fee: \$42.00

After recording return to:

DAVID A. ROBERTS

190 PEACH ST.

KLAMATH FALLS, OR 97601

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

DAVID A. ROBERTS

190 PEACH ST.

KLAMATH FALLS, OR 97601

Escrow No. MT94283-DS

Title No. 0094283

SWD r.020212

STATUTORY WARRANTY DEED

JERRY R. BYNUM and SHIRLEY R. BYNUM, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

DAVID A. ROBERTS and ELANE T. 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 5, Block 8, ELDORADO 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.

The true and actual consideration for this conveyance is **\$160,000.00**.

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.

425m

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 7 day of September 2012

x [Signature]
JERRY R. BYNUM

x [Signature]
SHIRLEY R. BYNUM

State of Maryland
County of Prince Georges

This instrument was acknowledged before me on 7 September, 2012 by JERRY R. BYNUM and SHIRLEY R. BYNUM.

[Signature]
(Notary Public for Oregon) Maryland

My commission expires _____

ROSALIND Y. LOTSON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 1, 2016

