

MT094571-DS

THIS SPACE

2012-010192
Klamath County, Oregon



00124269201200101920020020

09/14/2012 03:09:01 PM

Fee: \$42.00

After recording return to:

KENNETH M. DINGER

1138 Lincoln St.

Klamath Falls, OR 97601

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

KENNETH M. DINGER

1138 Lincoln St.

Klamath Falls, OR 97601

Escrow No. MT94571-DS

Title No. 0094571

SWD r.020212

STATUTORY WARRANTY DEED

KENNETH C. USHER and CAROL S. USHER, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

KENNETH M. DINGER and KASSANDRA H. DINGER, 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:

A portion of Lots 6 and 7, Block 58, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 6, Block 58, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, said corner being at the intersection of Lincoln and 12th Streets, and running thence Southeasterly along the Westerly line of 12th Street, 100 feet; thence Southwesterly and parallel with Lincoln Street, 50 feet; thence Northwesterly and parallel with 12th Street, 100 feet; thence Northeasterly along the Southerly line of Lincoln Street, 50 feet to the place of beginning.

The true and actual consideration for this conveyance is **\$110,000.00**.

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.

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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 14 day of September, 2012.


KENNETH C. USHER


CAROL S. USHER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9-14-, 2012 by KENNETH C. USHER and CAROL S. USHER.


(Notary Public for Oregon)

My commission expires 9-8-13

