

NOT 95049CT

THIS SPACE

2012-010403  
Klamath County, Oregon



00124525201200104030010014

09/19/2012 03:02:59 PM

Fee: \$37.00

After recording return to:

Mike B. Halton

~~PO Box 1291~~ 1516 Mitchell Street  
~~Capitola, CA 95003~~ Klamath Falls, OR 97601

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

Mike B. Halton

~~PO Box 1291~~ 1516 Mitchell Street  
~~Capitola, CA 95003~~ Klamath Falls, OR 97601

Escrow No. MT95049-CT

Title No. 0095049

SWD1 r.020212

**STATUTORY WARRANTY DEED**

**Erma Lee Hill,**

Grantor(s), hereby convey and warrant to

**Mike B. Halton,**

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:

The South 40 feet of Lots 1 and 2 in Block 308, DARROW ADDITION to the City of Klamath Falls, 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 **\$20,000.00**.

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.**

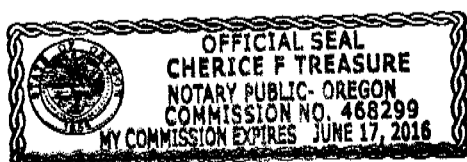
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Erma Lee Hill, by Damon Hill, her Attorney in Fact  
Erma Lee Hill, by Damon Hill, her Attorney in Fact

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on September 14, 2012 by Damon Hill, Attorney in Fact for Erma Lee Hill.



Cherice F. Treasure  
(Notary Public for Oregon)

My commission expires 6/17/2016

37 and