

2012-010405

Klamath County, Oregon



00124527201200104050020024

09/19/2012 03:11:59 PM

Fee: \$42.00

2012-010142

Klamath County, Oregon



00124209201200101420020028

09/13/2012 02:43:33 PM

Fee: \$42.00



NOT 94249-SH

THIS SPAC

After recording return to:

MATTHEW HOWARD

15780 HOMESTEAD LANE

KLAMATH FALLS, OR 97601

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

MATTHEW HOWARD

15780 HOMESTEAD LANE

KLAMATH FALLS, OR 97601

Escrow No. MT94249-SH

Title No. 0094249

SWD r.020212

STATUTORY WARRANTY DEED

NORMAN L. ROSE and MARTHA J. ROSE, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

MATTHEW HOWARD and DENISE HOWARD, 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:

Block 38 *38*

Lots 17 and 22 of Sixth Addition to Klamath River acres, , according to the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon.

Re-recorded to add Block to Legal Description. Original Document recorded in Volume 2012 at
Page 010142

The true and actual consideration for this conveyance is **\$265,000.00**.

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.

429100

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 12 day of September, 2012.

Norman L. Rose
NORMAN L. ROSE

Martha J. Rose
MARTHA J. ROSE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 12, 2012 by NORMAN L. ROSE and MARTHA J. ROSE.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

