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2012-010477

Klamath County, Oregon



00124619201200104770020022

09/21/2012 11:27:54 AM

Fee: \$42.00

GRANTOR:

TERRY H. TROUT and CHARLENE R. TROUT
20151 MERRIEWOOD LANE
BEND, OR 97702

GRANTEE:

KEVIN E. KLEPPE
6542 SWISSCO DRIVE #834
ORLANDO, FL 32822

After Recording Return to:

KEVIN E. KLEPPE
6542 SWISSCO DRIVE #834
ORLANDO, FL 32822

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

STATUTORY WARRANTY DEED

TERRY H. TROUT and CHARLENE R. TROUT, herein called grantor, convey(s) and warrant(s) to

KEVIN E. KLEPPE,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 50 in Block 41 of TRACT 1184—OREGON SHORES, UNIT 2, FIRST ADDITION, according to the official plat thereof on file of the County Clerk, Klamath County, Oregon.

(Tax #3507-018AD-05800-000, KEY NO. 240901, CODE NO. 118)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$19,500.00**.

420m

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, AND 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.

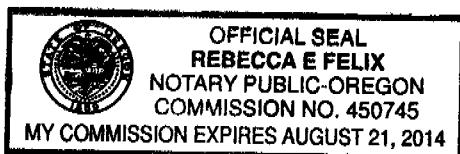
Dated: September 19, 2012



TERRY H. TROUT


CHARLENE R. TROUT

STATE OF OREGON, County of Deschutes) ss.

On September 19, 2012, personally appeared the above named TERRY H. TROUT and CHARLENE R. TROUT and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: 
Notary Public for Oregon
My commission expires: Aug 21, 2014

Official Seal