

WCC, 94823-DS

THIS SPA

2012-010506

Klamath County, Oregon



00124653201200105060020025

09/21/2012 03:20:53 PM

Fee: \$42.00

After recording return to:

WILLIAM W. ALMAND

5608 LAWANDA DRIVE

KLAMATH FALLS, OR 97601

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

WILLIAM W. ALMAND

5608 LAWANDA DRIVE

KLAMATH FALLS, OR 97601

Escrow No. MT94823-DS

Title No. 0094823

SWD r.020212

STATUTORY WARRANTY DEED

EDWARD J. GUY and LOIS A. HERWECK, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

WILLIAM W. ALMAND and JULIE C. ALMAND, 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 3 in Block 3 of TRACT 1002, LA WANDA HILLS, 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 **\$192,500.00**.

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.

42nd

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 19th day of September, 2012

x Edward J. Guy
EDWARD J. GUY

x Lois A. Herweck
LOIS A. HERWECK

State of WA
County of PIERCE

This instrument was acknowledged before me on Sept 19th, 2012 by EDWARD J. GUY and LOIS A. HERWECK.



Terry B Mitchell
(Notary Public for Oregon) WA

My commission expires March 1st 2013