



THIS SPAC

2012-010654

Klamath County, Oregon



00124836201200106540020023

09/26/2012 03:07:52 PM

Fee: \$42.00

After recording return to:

PERRY R. RASDAL

1807 BURNS STREET

KLAMATH FALLS, OR 97603

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

PERRY R. RASDAL

1807 BURNS STREET

KLAMATH FALLS, OR 97603

Escrow No. MT94569-SH

Title No. 0094569

SWD r.020212

---

**STATUTORY WARRANTY DEED**

**JAMES K. DETWILER AND ANNETTE M. DETWILER, TRUSTEES, OR THE SUCCESSOR  
TRUSTEE OF THE JAMES AND ANNETTE DETWILER TRUST, DATED JANUARY 19, 2012,**

Grantor(s), hereby convey and warrant to

**PERRY R. RASDAL,**

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 23 in Block "E" of **HOMECREST**, 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 **\$119,900.00**.

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.**

4217m

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 25 day of Sept, 2012.

THE JAMES AND ANNETTE DETWILER TRUST

BY: [Signature]  
JAMES K. DETWILER, TRUSTEE

BY: [Signature]  
ANNETTE M. DETWILER, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on September 25 2012 by JAMES K. DETWILER AND ANNETTE M. DETWILER, TRUSTEES, OR THE SUCCESSOR TRUSTEE OF THE JAMES AND ANNETTE DETWILER TRUST.

[Signature]  
(Notary Public for Oregon)

My commission expires 4-21-2015

