

NTC 94086-MS



THIS SPACE

2012-010686  
Klamath County, Oregon



09/27/2012 02:24:48 PM

Fee: \$37.00

After recording return to:

Drake Evinger

3405 Patterson Street

Klamath Falls, OR 97603

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

Drake Evinger

3405 Patterson Street

Klamath Falls, OR 97603

Escrow No. MT94086-MS

Title No. 0094086

SWD1 r.020212

STATUTORY WARRANTY DEED

Glenn L. Gingery and Shirley L. Gingery, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Drake Evinger,

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 Northerly 80 feet of Lot 21 and the Southerly 15 feet of Lot 22, VALLEY VIEW ADDITION, 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 **\$115,000.00**.

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 27 day of September, 2012

Glenn L. Gingery  
Glenn L. Gingery

Shirley L. Gingery  
Shirley L. Gingery

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on September 27, 2012 by Glenn L. Gingery and Shirley L. Gingery.

Cherice J. Measure  
(Notary Public for Oregon)

My commission expires 6/17/2015



27th