

NOT 94831-SH

2012-010794

Klamath County, Oregon



00124996201200107940020023

09/28/2012 01:49:34 PM

Fee: \$42.00

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

RYAN J. MCLAIN

1300 RIDGECREST DRIVE

KLAMATH FALLS, OR 97601

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

RYAN J. MCLAIN

1300 RIDGECREST DRIVE

KLAMATH FALLS, OR 97601

Escrow No. MT94831-SH

Title No. 0094831

SWD r.020212

STATUTORY WARRANTY DEED

MATTHEW M. ERTLE and ASHLEY E. ERTLE, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

RYAN J. MCLAIN,

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 10 of TRACT 1309, CROWN RIDGE SUBDIVISION PHASE 1, 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 **\$421,000.00**.

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.

421000

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 26 day of SEP, 2012.


MATTHEW M. ERTLE


ASHLEY E. ERTLE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 26th, 2012 by MATTHEW M. ERTLE and ASHLEY E. ERTLE.


(Notary Public for Oregon)

My commission expires January 5, 2017

