

1st 1963348 DMJ



After recording return to:
Craig A. Bass and Elizabeth M. Bass
3125 Delaware Ave.
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Craig A. Bass and Elizabeth M. Bass
3125 Delaware Ave.
Klamath Falls, OR 97603

File No.: 7021-1963348 (DM)
Date: September 27, 2012

2012-010845

Klamath County, Oregon



00125058201200108450020025

10/01/2012 11:04:40 AM

Fee: \$42.00

THIS SPACE

STATUTORY WARRANTY DEED

Darla D. Engebretson, Grantor, conveys and warrants to **Craig A. Bass and Elizabeth M. Bass as Husband and Wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 17 in Block 3 of First Addition to Altamont Acres, according to the official plat thereof on file in the records of Klamath County, Oregon.

Less and Except that portion deeded to Klamath County for road purposes, recorded October 18, 1963 in Volume 348 Page 571, Deed records of Klamath County, Oregon

Subject to:

1. The **2012-2013** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$30,000.00**. (Here comply with requirements of ORS 93.030)

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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 28 day of September, 2012.

Darla D. Engebretson
Darla D. Engebretson

STATE OF Oregon)
County of Klamath)ss.
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This instrument was acknowledged before me on this 28 day of September, 2012
by **Darla D. Engebretson**.

Dawn M. Markee



Notary Public for Oregon
My commission expires: June 1, 2013