



2012-011281  
Klamath County, Oregon  
10/10/2012 03:52:54 PM  
Fee: \$47.00

After recording return to:

Bruce Anderson

P.O. Box 655

Keno, OR 97627-0655

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

Bruce Anderson

P.O. Box 655

Keno, OR 97627-0655

Escrow No. MT94987-MS

Title No. 0094987

SWD r.020212

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**STATUTORY WARRANTY DEED**

**John E. Koblos and Felice P. Koblos, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Bruce Anderson,**

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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$229,000.00**.

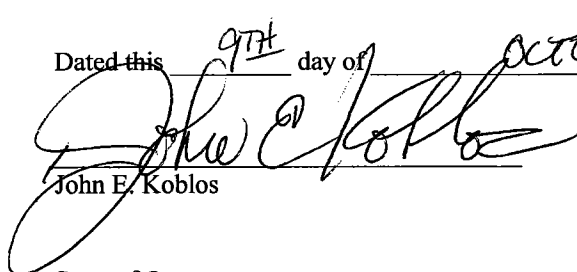
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this  
deed and those shown below, if any:

**2012-2013 Real Property Taxes a lien not yet due and payable.**

47Auct

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 9th day of October, 2012

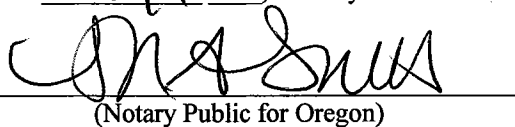
  
John E. Koblos

  
Felice P. Koblos

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 10/9, 2012 by John E. Koblos and Felice P. Koblos.



  
(Notary Public for Oregon)

My commission expires 12/20/14

## LEGAL DESCRIPTION

### “EXHIBIT A”

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Lot 3, Block 2 TRACT 1083, CEDAR TRAILS, according to the official plat the file in the office of the County Clerk of Klamath County, Oregon.

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