



THIS SPACE RESERVED FOR RECORDER'S USE

2012-011327
Klamath County, Oregon
10/11/2012 02:57:54 PM
Fee: \$47.00

After recording return to:

JESSICA M. RINCON

2825 Eastmount St.

Klamath Falls, OR 97603

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

JESSICA M. RINCON

2825 Eastmount St.

Klamath Falls, OR 97603

Escrow No. MT94734-DS

Title No. 0094734

SWD r.020212

STATUTORY WARRANTY DEED

PHILIP K. SWISHER and MILDRED MAE SWISHER,

Grantor(s), hereby convey and warrant to

JESSICA M. RINCON,

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 5 in Block 3 of EASTMOUNT, 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 **\$119,500.00**.

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.

This document is being signed in Counterpart.

47 Aut

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 10th day of OCT 2012

Philip K Swisher
PHILIP K. SWISHER

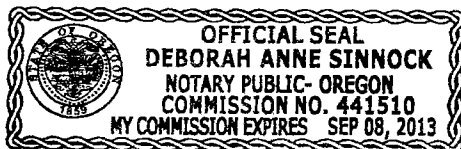
X

MILDRED MAE SWISHER

BY X
STEVEN C. SWISHER, AS HER ATTORNEY IN
FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 10, 2012 by PHILIP K. SWISHER.



Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2012 by STEVEN C. SWISHER, AS
ATTORNEY IN FACT FOR MILDRED MAE SWISHER.

(Notary Public for Oregon)

My commission expires _____

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

PHILIP K. SWISHER

x Mildred Mae Swisher
MILDRED MAE SWISHER

BY x Steven C Swisher as her attorney in fact
STEVEN C. SWISHER, AS HER ATTORNEY IN
FACT

State of Oregon
County of KLAMATH

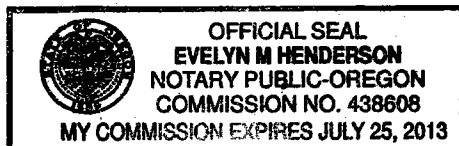
This instrument was acknowledged before me on _____, 2012 by PHILIP K. SWISHER.

(Notary Public for Oregon)

My commission expires _____

State of Oregon
County of Deschutes

This instrument was acknowledged before me on October 9, 2012 by STEVEN C. SWISHER, AS ATTORNEY IN FACT FOR MILDRED MAE SWISHER.



[Signature]
(Notary Public for Oregon)

My commission expires 7-25-13