

**2012-011343**

Klamath County, Oregon

10/12/2012 11:01:54 AM

Fee: \$42.00

After recording return to:

Dalys F. Clarke

1300 Martin Street

Klamath Falls, OR 97601

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

Dalys F. Clarke

1300 Martin Street

Klamath Falls, OR 97601

Escrow No. MT94538-CT

Title No. 0094538

SWD r.020212

STATUTORY WARRANTY DEED**Anthony Royal,**

Grantor(s), hereby convey and warrant to

Dalys F. Clarke,

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:

Beginning at the most Northerly corner of Lot 8 of Block 46 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Southeasterly along the Westerly line of 11th Street 90 feet; thence Southwesterly at right angles to 11th Street, 41 feet; thence Northwesterly parallel with 11th Street 90 feet to the Southerly line of High Street; thence Northeasterly along the Southerly line of High Street, 41 feet to the place of beginning.

The true and actual consideration for this conveyance is **\$47,000.00**.

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.

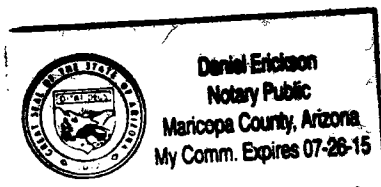
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 8th day of October, 2012.

Anthony Royal
Anthony Royal

State of Arizona
County of Maricopa

This instrument was acknowledged before me on October 8, 2012 by Anthony Royal.



[Signature]
(Notary Public)

My commission expires 07/28/2015