

1st 1970188 DMS



After recording return to:
Thomas A Garner, Jr and Brenda F
Garner
2425 Orchard Ave
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Thomas A Garner, Jr and Brenda F
Garner
2425 Orchard Ave
Klamath Falls, OR 97601

File No.: 7021-1970188 (DM)
Date: October 03, 2012

THIS SPACE RESERVED FOR REC

2012-011360
Klamath County, Oregon
10/12/2012 11:40:24 AM
Fee: \$47.00

STATUTORY WARRANTY DEED

Zachariah Lee Southwell and Jamie Lynn Southwell as tenants by the entirety, Grantor, conveys and warrants to **Thomas A Garner, Jr and Brenda F Garner 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:

THE WEST 50 FEET OF LOT 4, BLOCK 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

ALSO ALL THAT PORTION OF LOT 5, BLOCK 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 5 OF AFORESAID, 29.5 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID LOT, AND RUNNING THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 5, 50 FEET TO AN INTERSECTION WITH THE WEST LINE OF LOT 4 OF SAID BLOCK 125, IF EXTENDED NORTH; THENCE SOUTH ALONG THE WEST LINE OF LOT 4 EXTENDED 73.7 FEET TO THE NORTHERLY LINE OF THE U.S. GOVERNMENT B LATERAL CANAL RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO A POINT 50 FEET EAST AT RIGHT ANGLES OF THE WEST LINE OF LOT 4 IN SAID BLOCK 125, EXTENDED; THENCE NORTH 98 FEET TO THE PLACE OF BEGINNING.

47- Consideration \$ 102,553.02

**TOGETHER WITH THAT PORTION OF PROPERTY AS DESCRIBED IN QUITCLAIM DEED
RECORDED AUGUST 06, 1975 IN BOOK M75, PAGE 9117 WHICH INURES TO THE ABOVE
DESCRIBED PROPERTY.**

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 **\$102,553.02**. (Here comply with requirements of ORS 93.030)

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 11 day of October, 2012.


Zachariah Lee Southwell


Jamie Lynn Southwell

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 11 day of October, 2012
by **Zachariah Lee Southwell and Jamie Lynn Southwell.**


Dawn M. Markee



Notary Public for Oregon

My commission expires: Jun. 1, 2013