



2012-011774  
Klamath County, Oregon  
10/23/2012 01:19:27 PM  
Fee: \$47.00

After recording return to:

DAVID MACKENZIE

1023 MAIN STREET

KLAMATH FALLS, OR 97601

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

DAVID MACKENZIE

1023 MAIN STREET

KLAMATH FALLS, OR 97601

Escrow No. MT95328-SH

Title No. 0095328

SWD r.020212

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**STATUTORY WARRANTY DEED**

**EILENE CHILDERS and KAREN JOHNSON, as tenants in common,**

Grantor(s), hereby convey and warrant to

**DAVID MACKENZIE,**

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 **\$16,000.00**.

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.**

27 AMT

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 23 day of Oct, 2012.

Eilene Childers  
EILENE CHILDERS

Karen Johnson  
KAREN JOHNSON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Oct 23, 2012 by EILENE CHILDERS and KAREN JOHNSON.



Howard  
(Notary Public for Oregon)  
My commission expires 11-18-15

EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of Lot 355 in Block 123 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, more particularly described as follows:

Beginning at the Northeast corner of the intersection of the alley running through Block 123 of Mills Addition to the City of Klamath Falls, with the East line of Division Street; thence East along the North line of said alley 100 feet; thence North parallel to Division Street 30 feet; thence West parallel to North line of said alley to the East line of Division Street; thence South along the East line of Division Street to the place of beginning, being all a part of Lot 355, Block 123, Mills Addition to City of Klamath Falls, Oregon.

Unofficial  
Copy