



MT94626-CT

2012-011823
Klamath County, Oregon
10/24/2012 01:42:49 PM
Fee: \$42.00

After recording return to:

Angela M. Britton

730 Eldorado Avenue

Klamath Falls, OR 97601

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

Angela M. Britton

730 Eldorado Avenue

Klamath Falls, OR 97601

Escrow No. MT94626-CT

Title No. 0094626

SWD r.020212

STATUTORY WARRANTY DEED

Richard J. Wickline and Linda L. Wickline, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Angela M. Britton,

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 3 in Block 27 of HOT SPRINGS ADDITION to the City of Klamath Falls, , according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$130,000.00**.

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.

42 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 22 day of October 2012.

Richard J. Wickline
Richard J. Wickline

Linda L. Wickline
Linda L. Wickline

State of ~~Washington~~ Oregon

County of Multnomah.

On this day personally appeared before me Richard J. Wickline and Linda L. Wickline to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 22 day of October, 2012.



Dana M. Esterbloom
Printed Name: Dana M. Esterbloom
Notary Public in and for the State of Oregon
Oregon Washington residing at Salem, OR.
My appointment expires 2-1-2014