

2012-011912

Klamath County, Oregon

10/26/2012 02:24:49 PM

Fee: \$42.00

MTL 95063

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR:

David V. Gardner and Mary L. Gardner

GRANTEE:

Shelly Marie Lee, a married woman

SEND TAX STATEMENTS TO:

Shelly Marie Lee

4765 Glenwood Dr

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Same as above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

David V. Gardner and Mary L. Gardner, Grantor, conveys and warrants to

Shelly Marie Lee, a married woman, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE LEGAL DESCRIPTION ATTACHED HERETO

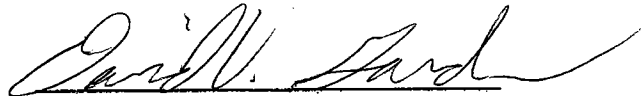
THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$128,000.00. (See ORS 93.030)


Subject to and excepting:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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: 10/24/2012

  
David V. Gardner

  
Mary L. Gardner

State of OREGON

COUNTY of Klamath

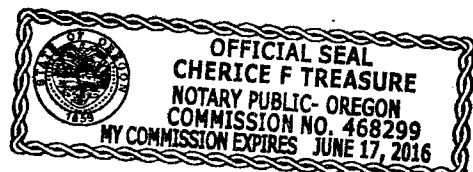
This instrument was acknowledged before me on October 24, 2012 by David V. Gardner and Mary L. Gardner

  
Cherice F. Treasure

Notary Public - State of Oregon

My commission expires: 6/17/2016

42 AMT



**Lot 16 in Block 7 of GATEWOOD, TRACT NO. 1035, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Unofficial  
Copy