



THIS SPACE RESERVED FOR RECORDER'S USE

2012-012059
Klamath County, Oregon
10/30/2012 03:11:09 PM
Fee: \$42.00

After recording return to:

TIMOTHY LAURANCE

4314 LA HABRA WAY

KLAMATH FALLS, OR 97603

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

TIMOTHY LAURANCE

4314 LA HABRA WAY

KLAMATH FALLS, OR 97603

Escrow No. MT94223-LW

Title No. 0094223

SWD r.020212

STATUTORY WARRANTY DEED

ANDREW M. RINK,

Grantor(s), hereby convey and warrant to

TIMOTHY LAURANCE and TRACY LAURANCE, as tenants by the entirety,

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 10 in Block 21, Tract 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$200,000.00**.

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:

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 25 day of October, 2012.

X [Signature]
ANDREW M. RINK

State of SOUTH CAROLINA
County of York

This instrument was acknowledged before me on October 25, 2012 by ANDREW M. RINK.

[Signature]
(Notary Public)

My commission expires August 24, 2022

