



2012-012100
 Klamath County, Oregon
 10/31/2012 11:36:27 AM
 Fee: \$42.00

After recording return to:

ALAN CHASE

W4170 County Road C

Monticello, WI 53570

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

ALAN CHASE

W4170 County Road C

Monticello, WI 53570

Escrow No. MT94917-DS

Title No. 0094917

SWD r.020212

STATUTORY WARRANTY DEED

ROY BOWERS and VIRGINIA BOWERS, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

ALAN CHASE and SUZAN K. CHASE, 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:

Parcel 3 of Land Partition 110-06, said Land Partition being a replat of Parcel 3 of Land Partition 11-96, situated in the W1/2 of Section 35, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for ingress and egress over and across the South 30 feet of Parcel 2 of Land Partition 110-06, as delineated on the face of said Land Partition.

The true and actual consideration for this conveyance is **\$189,000.00**.

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 29th day of Oct 2012

Roy Bowers
ROY BOWERS

Virginia Bowers
VIRGINIA BOWERS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-29-, 2012 by ROY BOWERS and VIRGINIA BOWERS.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

