

**2012-012255**

Klamath County, Oregon

11/05/2012 09:24:28 AM

Fee: \$42.00

After recording return to:

Charles S. Neuenschwander3638 Madison StreetKlamath Falls, OR 97603

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

Charles S. Neuenschwander3638 Madison StreetKlamath Falls, OR 97603Escrow No. MT95582-MSTitle No. 0095582

SWD r.020212

STATUTORY WARRANTY DEED**Sandra K. Handsaker and Michael D. Handsaker, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

Charles S. Neuenschwander and Cheryl L. Neuenschwander, 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:

✓ **The South 67.18 feet of the East 134 feet of Tract 18, and the North 2.82 feet of the East 134 feet of Tract 19, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

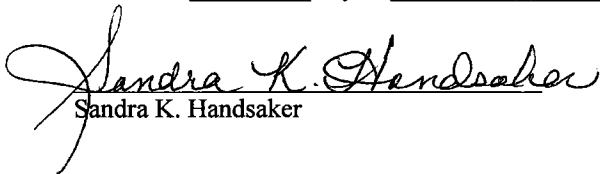
TOGETHER WITH a 1971 MONT, Plate #X216451, Home ID #268030, Serial #1MC3130The true and actual consideration for this conveyance is **\$41,500.00**.

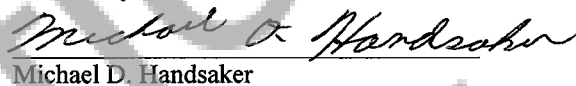
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 31st day of October, 2012.


Sandra K. Handsaker


Michael D. Handsaker

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10/31, 2012 by Sandra K. Handsaker and Michael D. Handsaker.


(Notary Public for Oregon)
My commission expires 3-2-16

