

THIS SPACE RESERVED FOR

2012-012286  
Klamath County, Oregon  
11/05/2012 11:53:58 AM  
Fee: \$42.00

After recording return to:

Jared D. Colton

PO Box 1168

Oregon City, OR 97045

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

Jared D. Colton

PO Box 1168

Oregon City, OR 97045

Escrow No. BT142677JS

Title No. 142677

SWD r.020212

### STATUTORY WARRANTY DEED

**Albert M Bartzat, Trustee of The Norma L. Bartzat Family Trust under Agreement dated January 17, 2002 as to an undivided 1/2 interest and Albert M Bartzat, Trustee of The Albert M. Bartzat Survivor's Trust under Agreement dated January 17, 2002, as to an undivided 1/2 interest.,**

Grantor(s), hereby convey and warrant to

**Jared D. Colton and Gina N. Colton, as tenants by the entirety,**

Grantee(s), the following described real property in the County of DESCHUTES and State of Oregon free of encumbrances except as specifically set forth herein:

**Lot 19 in Block 12, TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

163334

2607 001A0 07200 000

The true and actual consideration for this conveyance is \$44,000.00.

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

The Norma L. Bartzat Family Trust under Agreement dated January 17, 2002      The Albert M. Bartzat Survivor's Trust under Agreement dated January 17, 2002

BY:

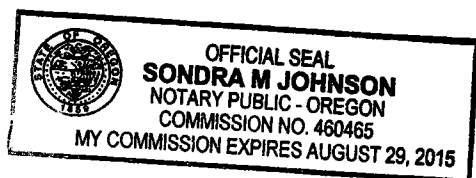
[Signature]  
Albert M. Bartzat, Trustee

[Signature]  
Albert M. Bartzat, Trustee

State of Oregon

County of DESCHUTES Lane

This instrument was acknowledged before me on 10-25-12 2012 by Albert M Bartzat, Trustee of The Norma L. Bartzat Family Trust under Agreement dated January 17, 2002 and Albert M Bartzat, Trustee of The Albert M. Bartzat Survivor's Trust under Agreement dated January 17, 2002.



[Signature]  
(Notary Public for Oregon)

My commission expires

8-29-2015