

2012-012324

Klamath County, Oregon

**Grantor's Name and Address:**

Laloni K. Christenson and Dennis J. Christenson  
P.O. Box 37  
Concrete, WA 98237



00126790201200123240020020

11/06/2012 10:38:08 AM

Fee: \$42.00

**Grantee's Name and Address:**

Cole and Ashley Van Essen  
11524 Ruger Rd.  
Klamath Falls, Oregon 97601

**After Recording Return To:**

Cole and Ashley Van Essen  
11524 Ruger Rd.  
Klamath Falls, Oregon 97601

**Send Tax Statements To:**

Cole and Ashley Van Essen  
11524 Ruger Rd.  
Klamath Falls, Oregon 97601

**STATUTORY WARRANTY DEED**

**LALONI K. CHRISTENSON and DENNIS J. CHRISTENSON, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**COLE A. VAN ESSEN and ASHLEY J. VAN ESSEN, as tenants by the entirety,**

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

An area of land in the Southwest ¼ of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at an iron rod marking the Northwest corner of Parcel 2 of Land Partition 72-07, in the Southwest ¼ of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence North 88°02'52" West along the North line of the Southwest ¼ of said section 100.00 feet to a point; thence South 00°58'09" West 100.00 feet to a point; thence South 32°25'01" East 181.70 feet to a point; thence North 00°58'09" East 250.00 feet to the point of beginning.

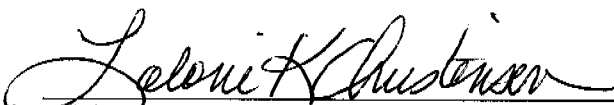
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0, Klamath County Planning Department PLA 5-12. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this Deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this Deed shall apply equally to corporations and to individuals.

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument on

, 2012.

  
Laloni K. Christenson

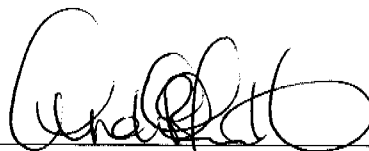
  
Dennis J. Christenson

BY:

Laloni K. Christenson, His Attorney In Fact

STATE OF WASHINGTON       )  
  ) ss.  
County of Skagit               )

This instrument was acknowledged before me on this 18<sup>th</sup> day of October, 2012, by Laloni K. Christenson. And Dennis J. Christenson

  
Notary Public for Washington  
My Commission Expires: 12/03/15

