

1st 1991252 SA



After recording return to:
Michael K Loomis and Holly S Loomis
7590 Dehlinger Lane
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Michael K Loomis and Holly S Loomis
7590 Dehlinger Lane
Klamath Falls, OR 97603

File No.: 7021-1991252 (SFA)
Date: November 09, 2012

2012-012746

Klamath County, Oregon

11/15/2012 03:12:49 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Richard Martinez, Grantor, conveys and warrants to **Michael K Loomis and Holly S Loomis, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$220,000.00**. (Here comply with requirements of ORS 93.030)

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 14 day of November, 2012.

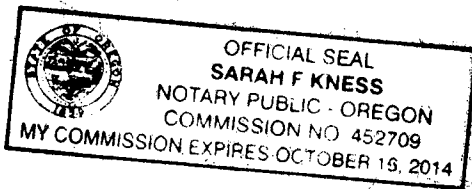
Richard Martinez

Richard Martinez

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 14 day of November, 2012
by **Richard Martinez**.

Sarah F Kness



Notary Public for Oregon

My commission expires:

10/14/2014

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of Section 7, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, thence South 89°54'30" East, 577.29 feet; thence South 0°26'30" West, 30.00 feet to the true point of beginning; thence South 0°26'30" West, 624.87 feet; thence South 89°58'56" East 447.35 feet; thence North 17°08'30" West, 653.65 feet to the South boundary of Dehlinger Lane; thence along said boundary, North 89°54'30" West 249.88 feet to the true point of beginning.