



**2012-012766**

Klamath County, Oregon

11/16/2012 10:17:49 AM

Fee: \$42.00

After recording return to:

Christopher M Nowak

21370 Keyte Road

Bend, OR 97701

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

Christopher M Nowak

21370 Keyte Road

Bend, OR 97701

Escrow No. BT143450JS

Title No. 143450

SWD r.020212

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**STATUTORY WARRANTY DEED**

**Caroline Manewal, Successor Trustee of the 2003 Claire L Horn Revocable Trust,**

Grantor(s), hereby convey and warrant to

**Christopher M Nowak and Debra K. Nowak, 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:

**Lot 1 in Block 4, Tract 1069, according to the official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon.**

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

**2607001C000100**

The true and actual consideration for this conveyance is **\$85,000.00**.

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:

Return to: 

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

2003 Claire L Horn Revocable Trust

BY: Caroline Manewal, Trustee  
Caroline Manewal, Trustee

State of Oregon  
County of ~~Klamath~~  
Lane

This instrument was acknowledged before me on NOV 14<sup>th</sup>, 2012 by Caroline Manewal, ~~Successor~~ Trustee of the 2003 Claire L. Horn Revocable Trust.

Jamie M Prince  
(Notary Public for Oregon)

My commission expires Feb 27<sup>th</sup> 2016

