

151945994 DMS

2012-012810
Klamath County, Oregon
11/16/2012 03:28:49 PM
Fee: \$42.00



After recording return to:
James O. Turner, Jr.
4318 Frieda Ave.
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
James O. Turner, Jr.
4318 Frieda Ave.
Klamath Falls, OR 97603

File No.: 7021-1945994 (DM)
Date: November 14, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lisa R. Nield, Grantor, conveys and warrants to **James O. Turner, Jr.**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Lot 1 in Block 1 of TRACT 1246, BUDDEN'S BREAD AND BUTTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$72,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

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 **\$60,000.00**. (Here comply with requirements of ORS 93.030)

42

APN: R869233

Statutory Warranty Deed
- continued

File No.: 7021-1945994 (DM)

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 15 day of November, 2012.

Lisa R. Nield
Lisa R. Nield

STATE OF California)
County of Shasta) ss.

This instrument was acknowledged before me on this 15 day of NOVEMBER, 2012 by Lisa R. Nield.

April L. Fullerton
Notary Public for Shasta County / California
My commission expires: MAY 15, 2014

