



THIS SPA

2012-012891

Klamath County, Oregon



00127454201200128910020023

11/20/2012 10:58:24 AM

Fee: \$42.00

After recording return to:

MARTHA E. HARTSEL

290 Camp 12 Loop

TOLEDO, OR 97391

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

MARTHA E. HARTSEL

290 Camp 12 Loop

TOLEDO, OR 97391

Escrow No. MT95287-DS

Title No. 0095287

SWD r.020212

### STATUTORY WARRANTY DEED

**CHAD GRADWAHL and REBECCA GRADWAHL, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**MARTHA E. HARTSEL,**

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 10, Block 6 of TRACT 1069, according to the official plat thereof on file in the office of the Klamath Clerk,  
Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$20,000.00**.

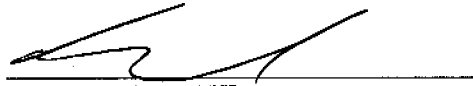
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this  
deed and those shown below, if any:


**2012-2013 Real Property Taxes a lien not yet due and payable.**

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 30 day of OCTOBER, 2012.

  
CHAD GRADWAHL

  
REBECCA GRADWAHL

State of Oregon  
County of Multnomah

This instrument was acknowledged before me on October 30, 2012 by CHAD GRADWAHL and REBECCA GRADWAHL.

  
(Notary Public for Oregon)  
My commission expires August 1, 2014

