

**2012-012999**

Klamath County, Oregon

11/21/2012 03:00:31 PM

Fee: \$42.00

After recording return to:

JAROD C. NOBLE2505 Nile St.Klamath Falls, OR 97603

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

JAROD C. NOBLE2505 Nile St.Klamath Falls, OR 97603Escrow No. MT95262-DSTitle No. 0095262

SWD r.020212

**STATUTORY WARRANTY DEED****JENNIFER ANN MAY,**

Grantor(s), hereby convey and warrant to

**JAROD C. NOBLE,**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 13 in Block 1 and that portion of Lot 14 in Block 1, Homeland Tracts, a duly recorded subdivision in Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the NW corner of said Lot 14; thence North 89°54'40" East along the North line of said Lot 14, 210.37 feet to a 5/8 inch iron pin; thence leaving said North line South 0°55'15" East 1.5 feet; thence Westerly to a point that is South 0°55'15" East 3.5 feet from the point of beginning of this description; thence North 0°55'15" West 3.5 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$165,000.00**.

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:

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 19<sup>th</sup> day of Nov., 2012

  
JENNIFER ANN MAY

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 11/19, 2012 by Jennifer Ann May.

  
(Notary Public for Oregon)

My commission expires 9-8-13

