



THIS SPACE RESERVED FOR

2012-013167
Klamath County, Oregon
11/27/2012 02:56:08 PM
Fee: \$42.00

After recording return to:

TEDDY LARAE STOUT, JR.

P. O. Box 86121

Portland, OR 97286

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

TEDDY LARAE STOUT, JR.

P. O. Box 86121

Portland, OR 97286

Escrow No. MT95260-DS

Title No. 0095260

SWD r.020212

STATUTORY WARRANTY DEED

SUKETSUGU YAMADA,

Grantor(s), hereby convey and warrant to

TEDDY LARAE STOUT, JR.,

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:

Lots 9 and 10, Block 16 of TRACT 1027, MT. SCOTT MEADOWS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$6,500.00**.

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.

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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 5 day of November, 2012.

X *Suketsugu Yamada*
SUKETSUGU YAMADA

JAPAN
CITY OF TOKYO
EMBASSY OF THE UNITED STATES OF AMERICA } ss:
State of _____
County of _____

This instrument was acknowledged before me on NOV - 5 2012, 2012 by SUKETSUGU YAMADA.



J. Leslie Glass
(Notary Public for Oregon)

My commission expires INDEFINITE

J. Leslie Glass
Consular Associate