



2012-013169
Klamath County, Oregon
11/27/2012 03:13:08 PM
Fee: \$42.00

After recording return to:

FRED L. MANTHEI

59 Canterbury Ave.

Daly City, CA 94015

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

FRED L. MANTHEI

59 Canterbury Ave.

Daly City, CA 94015

Escrow No. MT95602-DS

Title No. 0095602

SWD r.020212

STATUTORY WARRANTY DEED

GARY RICHARD TEADTKE,

Grantor(s), hereby convey and warrant to

FRED L. MANTHEI and CATHY M. MANTHEI, 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:

Lots 6 and 7, Block 36 of TRACT 1184, OREGON SHORES UNIT 2, FIRST ADDITION, 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 **\$12,000.00**.

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:

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 21st day of Nov., 2012

GARY RICHARD TEADTKE
GARY RICHARD TEADTKE

State of Oregon

County of Klamath

This instrument was acknowledged before me on 11-21, 2012 by GARY RICHARD TEADTKE.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

