

1st 1997370 SA



After recording return to:  
Tracey Ann McGovern  
328 S Rogers  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Tracey Ann McGovern  
328 S Rogers  
Klamath Falls, OR 97601

File No.: 7021-1997370 (SFA)  
Date: November 19, 2012

2012-013276

Klamath County, Oregon

11/30/2012 11:46:40 AM

Fee: \$42.00

THIS SPACE RESERVED FOR RECORD

### STATUTORY WARRANTY DEED

**Cynthia Ann Jordan**, Grantor, conveys and warrants to **Tracey Ann McGovern**, 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:

**A portion of Lot 2, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, formerly known as Lot 13, Block 18, LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Southeast corner of Lot 4, Block 8, LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence South 480 feet for the true point of beginning; thence South 60 feet; thence West 100 feet; thence North 60 feet; thence East 100 feet to the point of beginning.**

**Subject to:**

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 **\$67,500.00**. (Here comply with requirements of ORS 93.030)

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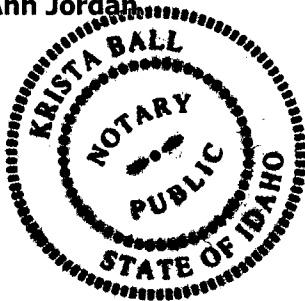
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 29 day of November, 2012.

Cynthia Ann Jordan  
Cynthia Ann Jordan

STATE OF ~~Oregon~~ <sup>Idaho</sup> )  
County of ~~klamath~~ <sup>Canyon</sup> ) ss.

This instrument was acknowledged before me on this 29th day of November, 2012  
by **Cynthia Ann Jordan**.



Krista Ball  
Notary Public for ~~Oregon~~ <sup>Idaho</sup>  
My commission expires: 2-2-15