



THIS SPACE RESERVED FOR RECORDER'S USE

2012-013548

Klamath County, Oregon

12/05/2012 02:19:40 PM

Fee: \$42.00

After recording return to:

Ben Dodd

1347 Wilford Ave.

Klamath Falls, OR 97601

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

Ben Dodd

1347 Wilford Ave.

Klamath Falls, OR 97601

Escrow No. MT95083-DS

Title No. 0095083

SWD r.020212

STATUTORY WARRANTY DEED

Lucille M. Caldwell,

Grantor(s), hereby convey and warrant to

Ben Dodd , an unmarried man,

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:

Parcel One: Lot Twenty (20) in Block Thirteen (13) of FAIRVIEW ADDITION to the City of Klamath Falls, Oregon.

Parcel Two: Being in the northwest quarter of the southeast quarter of Section 29, Township 38 South, Range 9 East of the Willamette Meridian situated in City of Klamath Falls, Klamath County, Oregon: Beginning at the Southeast corner of Lot Twenty (20), Block Thirteen (13) Fairview Addition; thence North fifty feet (50); thence East forty-four feet (44); thence South fifty feet (50); thence West forty-four feet (44) to the point of beginning,

Subject to easements and rights of way of record and those apparent on the land, if any,

The true and actual consideration for this conveyance is **\$68,000.00**.

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.

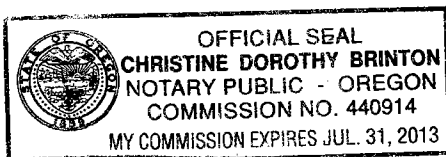
Dated this 4th day of December, 2012.

Lucille M. Caldwell
Lucille M. Caldwell

By Angela R. Yordy AIF
Angela R. Yordy, her attorney in fact

State of Oregon
County of Marion

This instrument was acknowledged before me on December 4, 2012 by Angela R. Yordy, as Attorney in Fact for Lucille M. Caldwell.



Christine Brinton
(Notary Public for Oregon)

My commission expires 7/31/2013