

**2012-013696**

Klamath County, Oregon

12/10/2012 02:06:07 PM

Fee: \$42.00

After recording return to:

CHRISTOPHER WEEKLY5425 Harlan Dr.Klamath Falls, OR 97603Until a change is requested all tax statements
shall be sent to the following address:CHRISTOPHER WEEKLY5425 Harlan Dr.Klamath Falls, OR 97603Escrow No. MT95444-DSTitle No. 0095444

SWD r.020212

STATUTORY WARRANTY DEED**DIXIE A. CARSON,**

Grantor(s), hereby convey and warrant to

CHRISTOPHER WEEKLY and CHRISTINA L. WEEKLY, 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:**A portion of Tract 24, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon, described as follows:****Beginning at a stake on the Southerly line of Homedale Tract No. 24, at a point South 66°33' East 102.5 feet from
the Southwest corner of said Tract 24; thence North 26°30' East 275.9 feet to the Northwest corner of said Tract
24; thence South 70°37' East 72.1 feet to a stake on the Northerly line of Tract 24; thence South 23°56' West 280.3
feet to the Southerly line of said Tract 24; thence North 66°33' West 84.3 feet to the point of beginning.****EXCEPT the Easterly 12 feet thereof.**The true and actual consideration for this conveyance is **\$125,000.00.**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 7th day of Dec, 2012.

Dixie A. Carson
DIXIE A. CARSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12-7-, 2012 by DIXIE A. CARSON.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

