

2012-014085

Klamath County, Oregon

12/18/2012 01:45:44 PM

Fee: \$42.00

1st 2004320 AF



After recording return to:
Anesti Audeh and Nadia Audeh
5426 Lockford
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Anesti Audeh and Nadia Audeh
5426 Lockford
Klamath Falls, OR 97603

File No.: 7021-2004320 (ALF)
Date: December 03, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lincoln Trust Company FBO D.T. Matthews IRA, Grantor, conveys and warrants to Anesti Audeh and Nadia Audeh, husband and wife, 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:

Beginning at a point on the Westerly right-of-way line of The Dalles-California Highway which bears South 89°49' East a distance of 799.0 feet and South 11°36' East a distance of 1256.29 feet from the West quarter corner of said Section 7, said point of beginning being the Southeasterly corner of parcel described in deed from Steven H. Ewert, et ux to Donald Vanderhoff, et ux recorded November 15, 1977 in Volume M77 Page 22220, records of Klamath County, Oregon; then South 78°24' West a distance of 300. feet; thence Southeasterly parallel with the Westerly line of said highway and 300 feet Westerly at right angles thereto to a point on the South line of said Section 7; thence East on said South line to the Westerly line of said highway; thence Northerly along said Westerly line 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 \$20,973.00. (Here comply with requirements of ORS 93.030)

APN: R430171

Statutory Warranty Deed
- continued

File No.: 7021-2004320 (ALF)

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 17 day of December, 2012.

Lincoln Trust Company FBO D.T. Matthews
IRA

Michelle Fausett
By: Michelle Fausett
Lead

STATE OF Colorado)
County of Denver) ss.

This instrument was acknowledged before me on this 17th day of December, 2012
by Michelle Fausett as Lead of Lincoln Trust Company FBO D.T.
Matthews IRA, on behalf of the .

Karla De Guzman
KARLA DE GUZMAN
NOTARY PUBLIC, STATE OF COLORADO
Notary Public for COLORADO
My commission expires: 4/8/2015
MY COMM. EXPIRES 04/08/2015