



2012-014221
Klamath County, Oregon
12/21/2012 02:44:08 PM
Fee: \$42.00

After recording return to:

JOSEPH D. HERMANN

P. O. Box 1264

Klamath Falls, OR 97601

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

JOSEPH D. HERMANN

P. O. Box 1264

Klamath Falls, OR 97601

Escrow No. MT94281-DS

Title No. 0094281

SWD r.020212

STATUTORY WARRANTY DEED

LORENA L. BEHNKE,

Grantor(s), hereby convey and warrant to

JOSEPH D. HERMANN,

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:

The N1/2 NE1/4 NE1/4 SE1/4 of Section 12, Township 40 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING therefrom that portion conveyed to Klamath County for roadway purposes in Volume M79, page 17530 Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$145,000.00**.

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:

2/2/2012

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 26th day of December, 2012

X Lorena L. Behnke
LORENA L. BEHNKE

State of Oregon
County of Marion

This instrument was acknowledged before me on December 20, 2012 by LORENA L. BEHNKE.

[Signature]
(Notary Public for Oregon)

My commission expires 2-17-15

