

1st 2014156 AF

2012-014453

Klamath County, Oregon

12/28/2012 03:25:42 PM

Fee: \$42.00



After recording return to:
Brad Huston and Heather Huston
2714 NW 10th St
Battle Ground, WA 98604

Until a change is requested all tax
statements shall be sent to the
following address:
Brad Huston and Heather Huston
2714 NW 10th St
Battle Ground, WA 98604

File No.: 7021-2014156 (ALF)
Date: December 20, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Melvin Chamberlain as to Lot 20 and Melvin A Chamberlain and Cristine H Chamberlain who acquired title as Christine H Chamberlain as joint tenants as to Lot 21, Grantor, conveys and warrants to Brad Huston and Heather Huston, 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:

Lots 20 and 21, Block 50, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2 according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 **\$8,250.00**. (Here comply with requirements of ORS 93.030)

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 27 day of Dec, 2012.

Melvin A Chamberlain
Melvin A Chamberlain

Cristine H Chamberlain
Cristine H Chamberlain

STATE OF CALIFORNIA)
County of SAN DIEGO) ss.

This instrument was acknowledged before me on this 27 day of DECEMBER, 2012 by Melvin A Chamberlain and Cristine H Chamberlain.

Elizabeth L. Bloom

Notary Public
for STATE OF CALIFORNIA
My commission expires:

