MTC 94453 SH

AmeriTitle
Part Of The JELD-WEN Family

THIS SPACE RESERVED FOR RECORDER'S USE

2013-000380
Klamath County, Oregon
01/10/2013 02:03:39 PM
Fee: $42.00

After recording return to:
BRADLEY G. FOLTZ
5453 BRENTWOOD
KLAMATH FALLS, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
BRADLEY G. FOLTZ
5453 BRENTWOOD
KLAMATH FALLS, OR 97603

Escrow No. MT94453-SH
Title No. 0094453
SWD r.020212

STATUTORY WARRANTY DEED

WILHELMINA VANDERFANGE,

Grantor(s), hereby convey and warrant to

BRADLEY G. FOLTZ and TAMMY P. FOLTZ, 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:

UNIT 10518 (Kincheloe Avenue), TRACT 1365 – FALCON HEIGHTS CONDOMINIUMS – STAGE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **$70,500.00**.
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 7 day of January, 2013

X Wilhelmina Van Der Fange
WILHELMINA VANDERFANGE

OFFICIAL SEAL
SHANNON K NAMANNY
NOTARY PUBLIC-OREGON
COMMISSION NO. 454513
MY COMMISSION EXPIRES JANUARY 19, 2015

State of Oregon
County of Deschutes

This instrument was acknowledged before me on January 7, 2013 by WILHELMINA VANDERFANGE.

Shannon Namanny
(Notary Public for Oregon)

My commission expires 1/19/15