



2013-000602
Klamath County, Oregon
01/16/2013 02:32:01 PM
Fee: \$37.00

TITLE NO. 0278395
ESCROW NO. EU12-3781
2309-024A0-00400-000
131967

WARRANTY DEED -- STATUTORY FORM

ERIK N. INGEBRETSON, Grantor,

conveys and warrants to

PAMELA J. DIETZ and RUSS L. DIETZ, wife and husband, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 1, Block 2, of RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

Except the following encumbrances: Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$81,250.00.

Dated this 14th day of January, 2013.

ERIK N. INGEBRETSON

State of Oregon
County of Lane

This instrument was acknowledged before me on January 14, 2013 by ERIK N. INGEBRETSON.



(Notary Public for Oregon)
My commission expires 4-19-2016

ERIK N. INGEBRETSON
5860 E STREET
SPRINGFIELD, OR 97478
GRANTOR'S NAME AND ADDRESS

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

PAMELA J. DIETZ and RUSS L. DIETZ
PO BOX 798
PLEASANT HILL, OR 97455
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

37 Amt