

1st 1980765 - SFA



After recording return to:
Thomas Tenold
Lot 1 Block 16 and Lot 12 Block 16,
Bonanza 1st Addition
Bonanza, OR 97623

Until a change is requested all tax
statements shall be sent to the
following address:
Thomas Tenold
Lot 1 Block 16 and Lot 12 Block 16,
Bonanza 1st Addition
Bonanza, OR 97623

File No.: 7021-1980765 (SFA)
Date: November 09, 2012

2013-000731
Klamath County, Oregon
01/22/2013 09:45:26 AM
Fee: \$42.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Town of Bonanza, Grantor, conveys and warrants to **Thomas Tenold**, 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:

**Lot 1, Block 16, Bonanza First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Less the West 10 Feet thereof.**

Lot 12, Block 16, Bonanza First Addition, according to the official plat thereof on file in the office of the County Clerk of 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 **\$200.00**. (Here comply with requirements of ORS 93.030)

742-

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 26 day of October, 2012.

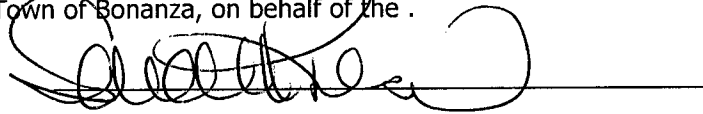
Town of Bonanza



By: Robert Bacon, Council Member

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 26 day of Oct, 2012
by Robert Bacon as Council Member of Town of Bonanza, on behalf of the .



Notary Public for Oregon
My commission expires: 10/15/2014