



THIS SPACE RESERVED FOR RECORDER'S USE

**2013-000883**

Klamath County, Oregon

01/23/2013 02:12:38 PM

Fee: \$47.00

After recording return to:

Mathew T. Stroud

1500 Crescent Avenue

Klamath Falls, OR 97601

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

Mathew T. Stroud

1500 Crescent Avenue

Klamath Falls, OR 97601

Escrow No. MTL95151-MS

Title No. 0095151

SWD r.020212

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### STATUTORY WARRANTY DEED

**Ryan K. Kaber and Angelique D. Kaber, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Mathew T. Stroud,**

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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

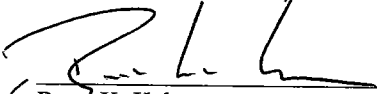
The true and actual consideration for this conveyance is **\$79,900.00**.

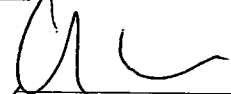
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

47 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.

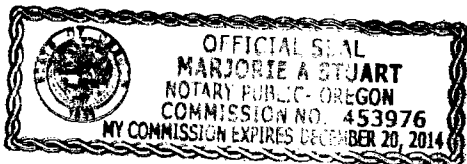
Dated this 26<sup>th</sup> day of Jan, 2013

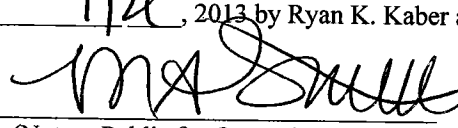
  
\_\_\_\_\_  
Ryan K. Kaber

  
\_\_\_\_\_  
Angelique D. Kaber

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 1/26, 2013 by Ryan K. Kaber and Angelique D. Kaber.



  
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(Notary Public for Oregon)

My commission expires 12/20/14

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of Lot 6 of Block 32 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 6; thence Northerly and parallel with Crescent Avenue, 50 feet to the Northeast corner of said Lot 6; thence Westerly along the Northerly boundary of said Lot 6, 118 feet to a point; thence Southerly and parallel with Crescent Avenue 50 feet to a point in the South line of said Lot 6; thence East along the Southerly boundary of said Lot 6, 118 feet to the point of beginning.