

MTL 95577 KR  
AFTER RECORDING RETURN TO:  
Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

**2013-001083**  
Klamath County, Oregon  
01/30/2013 10:17:17 AM  
Fee: \$42.00

GRANTOR'S NAME AND ADDRESS:

Irma Wethern  
7015 Widgeon Lane  
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS:

Kyle Ross and Julia Schoon  
7612 Hwy 26  
Valley Springs, CA 95252

SEND TAX STATEMENTS TO:

**DEED IN SATISFACTION OF VENDEE'S  
OBLIGATION UNDER LAND SALE CONTRACT**

**KNOW ALL MEN BY THESE PRESENTS** that **IRMA WETHERN**, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto **KYLE ROSS and JULIA SCHOON, Husband and Wife**, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Parcel 2 of Land Partition 26-02 being a replat of Lot 68, Block 12, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, situated in the SW1/4 Section 16, SE ¼ Section 17, NE1/4 Section 20 and the NW1/4 Section 21, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

This deed is given in satisfaction of that certain Land Sale Contract entered into by and between Andrew C. Brandsness, as Personal Representative of the Estate of Robert V. Wethern, Sr., as Seller (hereinafter referred to as "Vendor"), and Kyle Ross and Julia Schoon, Husband and Wife, as Purchasers (hereinafter referred to as "Vendee"), a Memorandum of which was recorded August 8, 2005, at M05-61406, Deed Records of Klamath County, Oregon, Vendor having assigned his interest in and to said Land Sale Contract of Sale by Vendor, recorded on May 30, 2012, as Instrument No. 2012-00594, of the official records of Klamath County, Oregon.

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

IN WITNESS WHEREOF, the grantor has executed this instrument this \_\_\_\_\_ day of January, 2013; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF**

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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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Irma Wethern  
Irma Wethern

STATE OF TEXAS; County of Harris ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 16<sup>th</sup> day of January, 2013, by Irma Wethern.

Lori J. Carnevale  
NOTARY PUBLIC FOR TEXAS  
My Commission expires:

