

2013-001527

Klamath County, Oregon

02/11/2013 10:10:37 AM

Fee: \$37.00

mtc95843

GRANTOR:

Peter Matthew Campanella III

GRANTEE:

Howard Dale Owens and Jeanette Marie Owens

SEND TAX STATEMENTS TO:

Howard Dale Owens and Jeanette Marie Owens

911 Ponderosa Dr

Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Howard Dale Owens and Jeanette Marie Owens

911 Ponderosa Dr

Klamath Falls, OR 97601

Escrow No: 360612007077-TTCCOO06

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Peter Matthew Campanella III, Grantor, conveys and warrants to Howard Dale Owens and Jeanette Marie Owens, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 4, Block 6, Tract 1140, Lynnewood First Addition, 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 \$215,000.00. (See ORS 93.030)

Subject to and excepting: Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and matters now of record.

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: 2/5/13

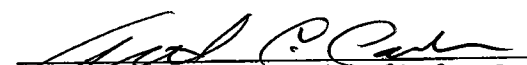

Peter Matthew Campanella III

State of COLORADO

COUNTY of DOUGLAS

This instrument was acknowledged before me on FEB. 5, 20 13

by Peter Matthew Campanella III

, Notary Public - State of CO
My commission expires: 08-01-2013

360612007077-TTCCOO06
Deed (Warranty-Statutory)

37 AMT

ARTHUR C CARLSON
Notary Public
State of Colorado