

1st 2006599-DMS



After recording return to:
Derrick T. de Groot and Teresa K. de Groot
1680 Ridgecrest Dr.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Derrick T. de Groot and Teresa K. de Groot
1680 Ridgecrest Dr.
Klamath Falls, OR 97601

File No.: 7021-2006599 (SFA)
Date: December 06, 2012

THIS SPACE RESERVED FOR RECORD

2013-001691

Klamath County, Oregon

02/13/2013 03:01:53 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Tejanna De Groot, Grantor, conveys and warrants to **Derrick De Groot and Teresa De Groot as Tenants by the Entirety**, 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 12, Block 2, Tract No. 1145, Nob Hill, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Excepting therefrom the Northwesterly 2 feet thereof.

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 **\$304,500.00**. (Here comply with requirements of ORS 93.030)

F42-

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 7 day of February, 2013.

Tejanna De Groot
Tejanna De Groot

STATE OF WA)
County of King) ss.

This instrument was acknowledged before me on this 7th day of February, 2013
by **Tejanna De Groot.**

FIN H

Notary Public for Washington
My commission expires: 10-29-16

