

MTC 96560

2013-002186

Klamath County, Oregon

02/27/2013 03:07:29 PM

Fee: \$47.00

WARRANTY DEED

Comment on statutory warranty deed: The statutory warranty deed carries a covenant of seisin, a covenant of right to convey, a covenant against encumbrances and a covenant of general warranty. It passes the entire purported interest of the grantor at the date of deed and any after acquired title of the grantor, and the grantor is estopped from asserting less interest at the date of the deed than that purported in the deed.

After recording return to:

1839 Lukes Drive

La Pine, OR 97739

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

[SAME AS ABOVE]

STATUTORY WARRANTY DEED

Patricia Getchell and Richard Johnson, Wife and Husband who acquired title as Patricia Getchell and Richard Johnson Grantor, conveys and warrants Patricia Getchell and Richard Johnson, Wife and Husband Grantee, the following described real property free of encumbrances except as specifically set forth herein:

1839 Lukes Drive; La Pine, OR 97739

This property is free of encumbrances, EXCEPT: [If there are to be exceptions to the covenants, here insert such exceptions.]

The true consideration for this conveyance is \$0.00. [Here comply with requirements of ORS 93.030.]

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. [This text is required by ORS 93.040.]

47AMT

Dated this 21 day of FEB, 2013.

Patricia Getchell

Patricia Getchell

Richard Johnson

Richard Johnson

State of OREGON

County of KLAMATH

This instrument was acknowledged before me on FEB 21, 2013
by PATRICIA GETCHELL AND RICHARD JOHNSON

James D Elliott
Notary Public (signature)

JAMES D ELLIOTT
Notary Public (printed name)

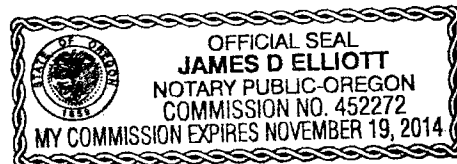


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6 in Block 20 of THIRD ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.