

184
2033125



After recording return to:
Gary J. Custance and Wanda M.
Custance
P.O. Box 1076
Jacksonville, OR 97530

Until a change is requested all tax
statements shall be sent to the
following address:
Gary J. Custance and Wanda M.
Custance
P.O. Box 1076
Jacksonville, OR 97530

File No.: 7132-2033125 (kad)
Date: February 07, 2013

THIS SPACE RESERVED FOR RECO

2013-002257
Klamath County, Oregon
03/01/2013 01:18:45 PM
Fee: \$42.00

STATUTORY WARRANTY DEED

Richard W. Humphrey and Joyce E. Humphrey as tenants by the entirety as to Lots 24 and 25, and Richard Humphrey and Joyce Humphrey husband and wife as to Lot 23., Grantor, conveys and warrants to **Gary J. Custance and Wanda M. Custance 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:

Lots 23, 24 and 25 of River's Bend, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.


Subject to:

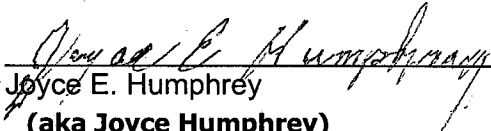
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$180,000.00.** (Here comply with requirements of ORS 93.030)

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.

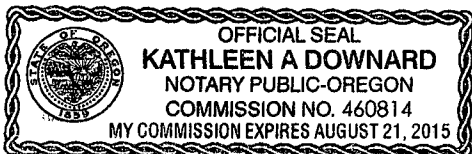
Dated this 26 day of Feb., 2013.


Richard W. Humphrey
(aka Richard Humphrey)


Joyce E. Humphrey
(aka Joyce Humphrey)

STATE OF Oregon)
)ss.
County of Coos)

This instrument was acknowledged before me on this 26 day of February, 2013
by **Richard W. Humphrey and Joyce E. Humphrey.**




Notary Public for Oregon

My commission expires: 8-21-2015