

2013-002358

Klamath County, Oregon

03/04/2013 03:49:43 PM Fee: \$42.00

After recording return to:
Edward Bernard
5220 Avalon Street
Klamath Falls, OR 97603
Until a change is requested all tax statements
shall be sent to the following address:
Edward Bernard
5220 Avalon Street
Klamath Falls, OR 97603
Escrow No. MT96653-CT
Title No. 0096653

STATUTORY WARRANTY DEED

Lester Moss,

SWD r.020212

Grantor(s), hereby convey and warrant to

Edward Bernard and Paulette Miller, each as to an undivided 50% interest, as tenants in common,

Grantee(s), the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel 1:

Lot 13 of ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 5 feet thereof taken for the widening of Avalon Street on December 4th, 1964.

Parcel 2:

Parcel 1 of Minor Land Partition 49-91 filed April 21, 1992 being a portion of Lot 14 of ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 5 feet thereof taken for the widening of Avalon Street on December 4th, 1964.

The true and actual consideration for this conveyance is \$210,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

42 AMT

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 25 day of tebruary ,2013.
Lester Moss
State of Missouri
County of Verson
This instrument was acknowledged before me on February 25, 2013 by Lester Mos

SHELLIE BAER Vernon County Commission #12939035 Expires May 24, 2016

My commission expires Way 24, 2016

(Notary Public)