



THIS SPACE RESERVED FOR RECORDER'S USE

2013-002424
Klamath County, Oregon
03/05/2013 02:08:12 PM
Fee: \$42.00

After recording return to:

DOUGLAS R. DETWILER

5310 Highway 140 W

Klamath Falls, OR 97601

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

DOUGLAS R. DETWILER

5310 Highway 140 W

Klamath Falls, OR 97601

Escrow No. MT96447-DS

Title No. 0096447

SWD r.020212

STATUTORY WARRANTY DEED

JOHN J. SPILLANE and PATRICIA A. SPILLANE, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

DOUGLAS R. DETWILER,

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:

That portion of the SW1/4 of the NE1/4 lying Northeasterly of State Highway 140 West in Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the East 40 feet thereof. ALSO EXCEPTING THEREFROM that portion conveyed to Geary Bros. In deed recorded March 9, 1979 in Volume M79, page 5494, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$157,500.00**.

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.

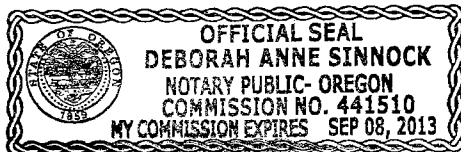
Dated this 4th day of MARCH, 2013.


JOHN J. SPILLANE


PATRICIA A. SPILLANE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3-4-, 2013 by JOHN J. SPILLANE and PATRICIA A. SPILLANE.




(Notary Public for Oregon)

My commission expires 9-8-13