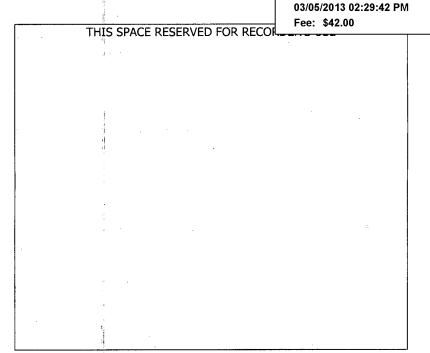




After recording return to: Jody Oates 6516 Valhalla Avenue Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address: Jody Oates 6516 Valhalla Avenue Klamath Falls, OR 97603

File No.: 7021-1946828 (ALF) Date: August 23, 2012



2013-002427 Klamath County, Oregon

## STATUTORY WARRANTY DEED

**Timothy S. Cleland and Julie Cleland as tenants by the entirety**, Grantor, conveys and warrants to **Jody Oates**, 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 2, BLOCK 6, FIRST ADDITION TO MOYINA MANOR, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

## Subject to:

- 1. The Taxes, a lien not yet payable.
- 2. 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 **\$150,500.00**. (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 th	nis $\underline{5}$ day of $\underline{\mathcal{M}}$	arch, 20,10	}
//www.		Julie/Clelan	a Colond
CTATE OF	0	<b>.</b>	
STATE OF	Oregon	)ss.	
County of	Klamath	)	i h
This instrum by <b>Timothy</b>	ent was acknowledged b	efore me on this 5 day of 10 day of	narch, 2013 Sellow
	OFFICIAL SEAL	Notary Public for Oregon My commission expires:	2-3-14

NOTARY PUBLIC - OREGON COMMISSION NO. 453315

MY COMMISSION EXPIRES DECEMBER 03, 2014