



THIS SP

2013-002579

Klamath County, Oregon



00132515201300025790020022

03/11/2013 09:03:42 AM

Fee: \$42.00

After recording return to:

MATT LOWE

P. O. Box 365

Sunland, CA 91041

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

MATT LOWE

P. O. Box 365

Sunland, CA 91041

Escrow No. MT96273-DS

Title No. 0096273

SWD r.020212

STATUTORY WARRANTY DEED

CALVIN L. CASEBIER,

Grantor(s), hereby convey and warrant to

MATT LOWE,

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:

The Easterly 80 feet of Lots 23 and 24, in Block 30 and Lots 1 and 2 in Block 30, CRESCENT, and also the vacated alley between said lots, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING any part of the Easterly 80 feet of Lot 23 and 24, Block 30, if any, contained in the Deeds to the State of Oregon, by and through its State Highway Commission, by Ray Clinton Campbell and Lilliam Pearl Campbell, recorded April 19, 1943 in Volume 154 at page 479 and Volume 154, page 477, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$147,000.00**.

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 27 day of Feb 2013.

x Calvin L. Casebier
CALVIN L. CASEBIER

State of Oregon
County of Lane

This instrument was acknowledged before me on February 27, 2013 by CALVIN L. CASEBIER.

Debra R Cope
(Notary Public for Oregon)

My commission expires 11-9-15

