

2 MTC 96857

Western Title & Escrow

Order Number: 72230

2013-002824

Klamath County, Oregon

03/15/2013 02:09:05 PM

Fee: \$37.00

Grantor
Nick Grediagin Mary Jane Grediagin 23719 Suttle Road Veneta, OR 97487
Grantee
James R Gibeau Lisa M Gibeau 85432 Jasper Park Road Pleasant Hill, OR 97455
Until a change is requested, all tax statements shall be sent to the following address:
James R Gibeau Lisa M Gibeau 85432 Jasper Park Road Pleasant Hill, OR 97455

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Nick Grediagin and Mary Jane Grediagin, Grantors convey and warrant to James R Gibeau and Lisa M Gibeau, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 30 in Block 4 of TRACT NO. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account: 2607-001B0-02700-000

Map & Tax Lot: 164315

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$27,500.00. (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.

Executed this 12th day of March, 2013

Nick Grediagin
Nick Grediagin

Mary Jane Grediagin
Mary Jane Grediagin

State of Oregon, County of Lane) ss.

This instrument was acknowledged before me on this 12th day of March, 2013 by Nick Grediagin and Mary Jane Grediagin.

[Signature]
Notary Public for Oregon
My commission expires: 8/19/2013



37 AMT