

1st
2011335-
ALF



After recording return to:
Billy W Stripling and Cynthia A
Stripling
6220 Tingley Ln
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Billy W Stripling and Cynthia A Stripling
6220 Tingley Ln
Klamath Falls, OR 97603

File No.: 7021-2011335 (ALF)
Date: December 14, 2012

THIS SPACE RESERVED FOR RECORD

2013-002907
Klamath County, Oregon
03/18/2013 02:17:52 PM
Fee: \$42.00

STATUTORY WARRANTY DEED

Harry Glenn Strange, Grantor, conveys and warrants to **Billy W Stripling and Cynthia A Stripling, husband and wife**, 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:

A tract of land situated in Lots 7 and 13, Section 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Southerly line of the 1K Drain and the Westerly right of way line of the Old Midland Highway; thence Northwesterly along the Southerly right of way line of the 1K Drain, 680 feet; thence continuing Westerly along said drain 700 feet; thence South 400 feet; thence East to a point that is South, 350 feet from the point of beginning and located on the Westerly right of way line of said highway; thence North along said highway 350 feet to the point of beginning.

Subject to:

1. 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 **\$205,000.00**. (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 this 15 day of March, 2013.

Harry Glenn Strange
Harry Glenn Strange

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 15 day of March, 2013
by as of , on behalf of the .

Adventskal

Notary Public for Oregon
My commission expires: 12-3-14

