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mtc 96851

Western Title & Escrow

Order Number: 72207

2013-003059  
Klamath County, Oregon  
03/21/2013 02:22:52 PM  
Fee: \$37.00

Grantor
Delbert Oland Carolyn Oland 2196 Merrill Avenue Space 105 Bullhead City, AZ 86442
Grantee
Fredrick Hillman Dianne Hillman 5715 State Street Salem, OR 97317
Until a change is requested, all tax statements shall be sent to the following address:
Fredrick Hillman Dianne Hillman 5715 State Street Salem, OR 97317

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Delbert Oland and Carolyn Oland , as tenants by the entirety Grantors convey and warrant to

Fredrick Hillman and Dianne Hillman, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

**Lots 3 and 4 in Block 32 of CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Account: 155389

Map & Tax Lot: 2409-030DB-06200

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 **\$26,000.00**. (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.**

Executed this 19<sup>th</sup> day of March, 2013

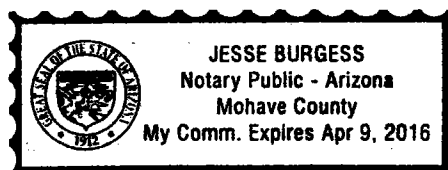
Delbert Oland  
Delbert Oland

Carolyn Oland  
Carolyn Oland

State of Arizona, County of Mohave ) ss.

This instrument was acknowledged before me on this 19<sup>th</sup> day of March, 2013 by **Delbert Oland and Carolyn Oland**

Notary Public for Bullhead City AZ  
My commission expires: 4-9-14



37 AMT