



THIS SPACE RESERVED FOR RECORDER'S USE

2013-003196  
Klamath County, Oregon  
03/26/2013 11:47:55 AM  
Fee: \$42.00

After recording return to:

GARY J. HARTTER

P.O. BOX 365

BONANZA, OR 97623

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

GARY J. HARTTER

P.O. BOX 365

BONANZA, OR 97623

Escrow No. MT96843-LW

Title No. 0096843

SWD r.020212

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**STATUTORY WARRANTY DEED****PATRICK OBERFRANC,**

Grantor(s), hereby convey and warrant to

**GARY J. HARTTER and DAWN M. HARTTER, as tenants by the entirety,**

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:

Lot 46, Block 32, Klamath Falls Forest Estates Highway 66 Unit Plat No. 2, according to the official plat thereof on file  
in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$10,000.00**.

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 21 day of MARCH, 2013.

  
PATRICK OBERFRANC

State of Washington  
County of clallam

This instrument was acknowledged before me on March 21st, 2013 by PATRICK OBERFRANC.



  
(Notary Public for ~~Oregon~~ Washington)  
My commission expires 07/02/2014