

THIS SPACE RESERVED FOR RECORDER'S USE

**2013-003859**  
Klamath County, Oregon  
04/11/2013 02:33:07 PM  
Fee: \$42.00

After recording return to:

Todd A. Fox

325 McCourt

Klamath Falls, OR 97601

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

Todd A. Fox

325 McCourt

Klamath Falls, OR 97601

Escrow No. MT96713-KR

Title No. 0096713

SWD r.020212

### STATUTORY WARRANTY DEED

**William R. Short and Lena D. Short, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Todd A. Fox and Danielle Nicole Rhyne not as tenants in common, but with right of survivorship,**

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 8 in Block 9 of **KLAMATH LAKE ADDITION**, according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon.


The true and actual consideration for this conveyance is **\$54,900.00**.

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 10 day of April, 2013

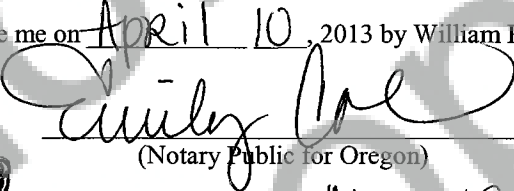
  
\_\_\_\_\_  
William R. Short

  
\_\_\_\_\_  
Lena D. Short

State of Oregon  
County of Klamath

This instrument was acknowledged before me on April 10, 2013 by William R. Short and Lena D. Short.



  
\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires

May 13, 2016