



2013-003908
Klamath County, Oregon
04/12/2013 03:08:37 PM
Fee: \$42.00

THIS SPACE RESERVED FOR RECORD

After recording return to:
Austin A. Fohnagy
711 Roseway Drive
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Austin A. Fohnagy
711 Roseway Drive
Klamath Falls, OR 97601

File No.: 7021-2040353 (ALF)
Date: February 21, 2013

STATUTORY WARRANTY DEED

James Warren Hampton, Grantor, conveys and warrants to **Austin A. Fohnagy**, 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:

Lots 7 and 26, TOGETHER WITH the portion of the vacated alley lying Easterly of a line drawn from the Northwestern corner of Lot 26 to the Southwesterly corner of Lot 7, and Westerly of a line drawn from the Northeasterly corner of Lot 26 to the Southeasterly corner of Lot 7 all in Roselawn, subdivision of Block 70, Buena Vista, Addition to the City Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 **\$100,999.00**. (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 12 day of April, 2013

James Hampton
James Warren Hampton

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 12 day of April, 2013
by **James Warren Hampton**.

Adrien Fleek

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

