



After recording return to:
MILDRED M. AMARAL

c/o Joan Amaral Sees

P. O. Box 238

Beatty, OR 97621

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

MILDRED M. AMARAL

c/o Joan Amaral Sees

P. O. Box 238

Beatty, OR 97621

Escrow No. MT97460-DS

Title No. 0097460

SWD r.020212

2013-004117

Klamath County, Oregon

04/18/2013 10:44:53 AM

Fee: \$42.00

STATUTORY WARRANTY DEED

ROGER M. VANDERHOFF and KATHRYN J. VANDERHOFF, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

MILDRED M. AMARAL,

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 5 and the Southeasterly 3 feet of Lot 4, in Block 9 of First Addition to Cypress Villa, 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 **\$137,900.00**.

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 17 day of APRIL, 2013

Roger M. Vanderhoff
ROGER M. VANDERHOFF

Kathryn J. Vanderhoff
KATHRYN J. VANDERHOFF

BY Roger David Vanderhoff HIS ATTY. IN FACT BY Roger David Vanderhoff HER ATTY. IN FACT
ROGER DAVID VANDERHOFF, HIS ATTORNEY IN FACT ROGER DAVID VANDERHOFF, HER ATTORNEY I
FACT FACT

State of Oregon
County of Klamath

This instrument was acknowledged before me on 4-17-, 2013 by ROGER DAVID VANDERHOFF AS ATTORNEY IN FACT FOR ROGER M. VANDERHOFF and ROGER DAVID VANDERHOFF AS ATTORNEY IN FACT FOR KATHRYN J. VANDERHOFF.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

