



THIS SPACE RESERVED FOR RECORDER'S USE

**2013-004125**

**Klamath County, Oregon**

**04/18/2013 01:22:53 PM**

**Fee: \$42.00**

After recording return to:

JOHN LAWRENCE LOWE

P. O. Box 1627

Klamath Falls, OR 97601

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

JOHN LAWRENCE LOWE

P. O. Box 1627

Klamath Falls, OR 97601

Escrow No. MT97332-DS

Title No. 0097332

SWD r.020212

### STATUTORY WARRANTY DEED

**RICHARD A. VALENTINE and CHERYL L. VALENTINE, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**JOHN LAWRENCE LOWE,**

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:

The NE1/4 of Section 18, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County,  
Oregon.

The true and actual consideration for this conveyance is **\$24,500.00**.

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 Am

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.

Richard A. Valentine  
RICHARD A. VALENTINE

Cheryl L. Valentine  
CHERYL L. VALENTINE

State of Oregon

County of Deschutes

This instrument was acknowledged before me on April 17, 2013 by RICHARD A. VALENTINE and CHERYL L. VALENTINE.

Laurel Benson  
(Notary Public for Oregon)

My commission expires 10-7-14

