

**2013-004600**

Klamath County, Oregon

04/30/2013 03:51:40 PM

Fee: \$42.00

After recording return to:

Trevor J. Lammers891 Ponderosa DriveKlamath Falls, OR 97601Until a change is requested all tax statements
shall be sent to the following address:Trevor J. Lammers891 Ponderosa DriveKlamath Falls, OR 97601Escrow No. MT97048-MSTitle No. 0097048

SWD r.020212

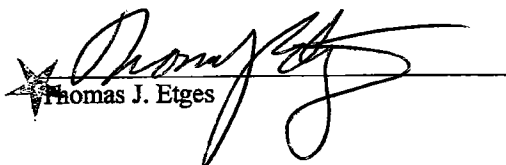
STATUTORY WARRANTY DEED**Thomas J. Etges and Sherie L. Etges, as tenants by the entirety,**

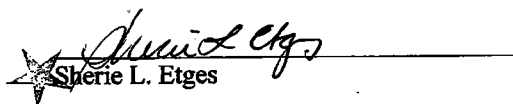
Grantor(s), hereby convey and warrant to

Trevor J. Lammers,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 3 in Block 6 of Tract 1140, LYNNEWOOD FIRST ADDITION TO THE CITY OF KLAMATH FALLS, 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 **\$210,000.00**.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 27th day of APRIL, 2013


Thomas J. Etges


Sherie L. Etges

State of Oregon
County of Lane

This instrument was acknowledged before me on April 27, 2013 by Thomas J. Etges and Sherie L. Etges.


(Notary Public for Oregon)

My commission expires May 06, 2016

