

mtc 97486-

2013-004739

Klamath County, Oregon

05/03/2013 01:44:18 PM

Fee: \$42.00

<b>Grantor</b>
Jack L. Galloway Lodia L. Galloway
<b>Grantee</b>
Richard L. Sellman Elizabeth Jane Sellman
<b>After recording return to</b>
Richard L. Sellman Elizabeth Jane Sellman <i>21521 S. Lee Drive Oregon City, OR 97045</i>
<b>Until requested, all tax statements shall be sent to</b>
Richard L. Sellman Elizabeth Jane Sellman SAME AS ABOVE
Tax Acct No(s):

Reserved for Recorder's Use

## STATUTORY WARRANTY DEED

**Jack L. Galloway and Lodia L. Galloway, as tenants by the entirety**

**Grantor(s)** convey and warrant to

**Richard L. Sellman and Elizabeth Jane Sellman, as tenants by the entirety**

**Grantee(s)**, the following described real property free of encumbrances except as specifically set forth herein:

**Lots 15 and 16 in Block 13, TRACT 1042 TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

This property is free of encumbrances, EXCEPT: Covenants, Conditions, Restrictions and Easements of record as of the date of this Deed, if any, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$59,900.00** (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.**

*42 AMT*

Executed this 2 day of April, 2013.

Jack L. Galloway  
Jack L. Galloway

Lodia L. Galloway  
Lodia L. Galloway

State of Oregon, County of Clatsop ss.

This instrument was acknowledged before me on this 2 day of April, 2013 by Jack L. Galloway and Lodia L. Galloway.

Laurie K Kinney  
Notary Public for OR  
My commission expires: 3/28/14



Unofficial Copy