



**2013-005347**  
Klamath County, Oregon  
05/14/2013 11:30:18 AM  
Fee: \$47.00

After recording return to:

DENNIS D. MOYETTE

848 Russell St.

Klamath Falls, OR 97603

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

DENNIS D. MOYETTE

848 Russell St.

Klamath Falls, OR 97603

Escrow No. MT97318-DS

Title No. 0097318

SWD r.020212

### STATUTORY WARRANTY DEED

**MARSHA R. CAMERON, TERRY L. CLEMENS and TIMOTHY C. CLEMENS,**

Grantor(s), hereby convey and warrant to

**DENNIS D. MOYETTE and KAY L. MOYETTE, as tenants by the entirety,**

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:

A portion of the S1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1°12' West a distance of 331.4 feet along the section line and North 88°57' East a distance of 342 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence; continuing North 88°57' East a distance of 67.5 feet to a point; thence North 1°12' West parallel to the section line a distance of 331.4 feet, more or less to an iron pin on the North line of the S1/2 SW1/4 NW1/4 of Section 11; thence South 88°58' West along the North line of the S1/2 SW1/4 NW1/4 of Section 11, a distance of 67.5 feet to an iron pin; thence South 1°12' East a distance of 331.5 feet, more or less to the point of beginning, said tract being the W1/2 of that tract of land conveyed to Clara A. Clifton by J.J. Winter, et ux., by Deed recorded in Book 178, page 173, Deed Records of Klamath County, Oregon, and further being described as Tract 9 of WINTERS TRACTS, according to the unrecorded plat thereof.

The true and actual consideration for this conveyance is **\$68,000.00**.

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:

47 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 10th day of May, 2013

Marsha R. Cameron  
MARSHA R. CAMERON

Terry L. Clemens  
TERRY L. CLEMENS

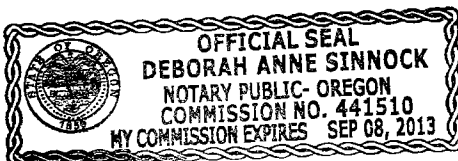
Timothy C. Clemens  
TIMOTHY C. CLEMENS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 5-10-, 2013 by MARSHA R. CAMERON, ~~TERRY L. CLEMENS~~ and TIMOTHY C. CLEMENS.

Deborah Anne Sinnock  
(Notary Public for Oregon)

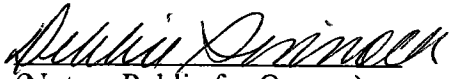
My commission expires 9-8-13



State of Oregon

County of Klamath

This instrument was acknowledged before me on 5/13/13, by  
Terry L. Clemens.

  
(Notary Public for Oregon)

My Commission expires 9/8/13

