

mtc 97570-
Western Title & Escrow
Order Number: 74628

2013-005479
Klamath County, Oregon
05/15/2013 03:46:16 PM
Fee: \$37.00

Grantor
Justin Stevenson Tara Stevenson P.O. Box 1038 Dallas, OR 97338
Grantee
KarenLynn Lessard 11203 NE Morris Portland, OR 97220
Until a change is requested, all tax statements shall be sent to the following address:
KarenLynn Lessard 11203 NE Morris Portland, OR 97220

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Justin Stevenson and Tara Stevenson Grantors convey and warrant to KarenLynn M. Lessard ~~KarenLynn Lessard~~ Grantee the following described real property free of encumbrances except as specifically set forth herein:

Lot 2 in Block 2 of WAGON TRAIL ACREAGES NO. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Account: 127570
Map & Tax Lot: 2309-001A0-01300-000

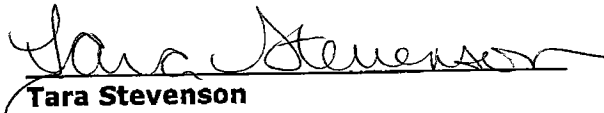
This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$180,000.00**. (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.

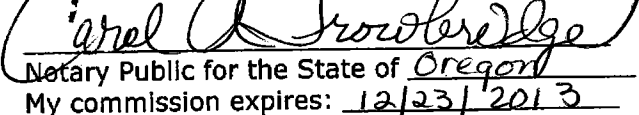
Executed this 14th day of May, 2013


Justin Stevenson


Tara Stevenson

State of Oregon, County of Polk) ss.

This instrument was acknowledged before me on this 14th day of May, 2013 by Justin Stevenson and Tara Stevenson


Notary Public for the State of Oregon
My commission expires: 12/23/2013



37 AMT