

THIS SPACE RESERVED FOR RECORDER'S USE

2013-005517
Klamath County, Oregon
05/16/2013 03:16:16 PM
Fee: \$42.00

After recording return to:

Amanda L. Rose

633 St Francis Street

Klamath Falls, OR 97601

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

Amanda L. Rose

633 St Francis Street

Klamath Falls, OR 97601

Escrow No. MT97305-MS

Title No. 0097305

SWD r.020212

STATUTORY WARRANTY DEED

Kenneth L. Huckins and Alice M. Huckins, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Amanda L. Rose,

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 60 of ROSELAWN, a Subdivision of Block 70 of Buena Vista 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,
TOGETHER WITH that portion of vacated alley which inurred thereto.**

The true and actual consideration for this conveyance is **\$73,000.00**.

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 15th day of May, 2013

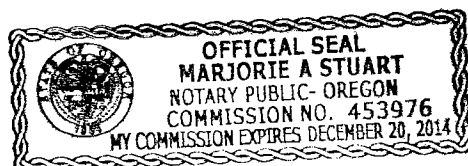
Kenneth L. Huckins
Kenneth L. Huckins

Alice M. Huckins
Alice M. Huckins

By Alice M. Huckins
Alice M. Huckins, his attorney in fact
his attorney in fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5/15, 2013 by Alice M. Huckins, individually and as attorney in fact for Kenneth L. Huckins.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/14