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2088003-

2013-005541

Klamath County, Oregon

05/17/2013 10:26:46 AM

Fee: \$42.00

RECORDING REQUESTED BY:

SEND TAX STATEMENTS TO:

Bryan S. Myers and Delene A. Myers  
476 Shannon Drive NW  
Albany, OR 97321

AFTER RECORDING RETURN TO:

Bryan S. Myers and Delene A. Myers  
476 Shannon Drive NW  
Albany, OR 97321

Escrow No: 471813025913-TTMIDWIL28

R130316

149289 Mable  
La Pine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Douglas K. Ketelson and Kathleen C. Ketelson, Grantor, conveys and warrants to Bryan S. Myers and Delene A. Myers, husband and wife, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 15, Block 17 Tract 1061, Second Addition to River Pine Estates, 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 \$55,000.00. (See ORS 93.030)

**Subject to and excepting:**

Order from Klamath County Forestland Classification Committee including the terms and provisions thereof, dated February 1, 2013, recorded February 19, 2013 in 2013-1802, records of Klamath County, Oregon, executed by: County Forestland Classification Committee.

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:

5/15/2013

Douglas K. Ketelson

Kathleen C. Ketelson

471813025913-TTMIDWIL28  
Deed (Warranty-Statutory)

F.  
47.-

State of OREGON

COUNTY of Linn

This instrument was acknowledged before me on May 15, 2013

by Douglas K. Ketelson & Kathleen C. Ketelson

[Signature], Notary Public - State of Oregon

My commission expires: 5/17/2014

