

1st
2085974-
DMS



After recording return to:
Sheila P Powley
606 Fremont #3
Laramie, WY 82072

Until a change is requested all tax
statements shall be sent to the
following address:
Sheila P Powley
606 Fremont #3
Laramie, WY 82072

File No.: 7021-2085974 (DM)
Date: May 06, 2013

2013-005919
Klamath County, Oregon
05/28/2013 11:00:54 AM
Fee: \$42.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

William W Madewell and Gloria J. Madewell, husband and wife, Grantor, conveys and warrants to **Sheila P Powley**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 12, TOWNSHIP 29 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, EXCEPTING ANY PORTION CONTAINED IN THE RIGHTS OF WAY OF THE DALLES CALIFORNIA HIGHWAY U.S. 97 AND EAST DIAMOND LAKE HIGHWAY STATE 230.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$207,000.00**. (Here comply with requirements of ORS 93.030)

F
42.-

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.

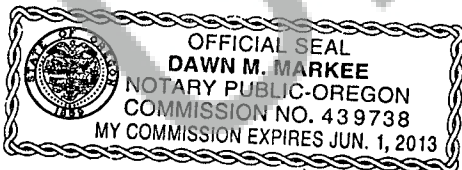
Dated this 23 day of May, 2013.

William W Madewell
William W Madewell

Gloria J Madewell
Gloria J. Madewell

STATE OF Oregon)
) ss.
County of Klamath)

This instrument was acknowledged before me on this 23 day of May, 2013
by **William W Madewell and Gloria J. Madewell.**



Dawn M Markee
Notary Public for Oregon
My commission expires: June 1, 2013