



THIS SPACE RESERVED FOR RECORDER'S USE

2013-006099
Klamath County, Oregon
05/30/2013 02:44:29 PM
Fee: \$42.00

After recording return to:

Justin Hinds

2632 Rosicky Avenue

Malin, OR 97632

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

Justin Hinds

2632 Rosicky Avenue

Malin, OR 97632

Escrow No. MT96943-SH

Title No. 0096943

SWD r.020212

STATUTORY WARRANTY DEED

O. A. Kirkpatrick and Sharon A. Kirkpatrick, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Justin Hinds,

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:

Lots 2 and 3 in Block 64 of the Supplemental Plat of CITY OF MALIN, according to the official plat thereof on file in
the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$63,600.00**.

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:

429mt

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 29 day of May, '13.

O. A. Kirkpatrick
O. A. Kirkpatrick

Sharon A. Kirkpatrick
Sharon A. Kirkpatrick

State of California
~~Oregon~~
County of ~~KLAMATH~~ San Joaquin

This instrument was acknowledged before me on May 29, 2013 by O. A. Kirkpatrick and Sharon A. Kirkpatrick.

[Signature]
(Notary Public for ~~Oregon~~ California)
My commission expires May 26, 2015

