

1st
2066846-
LW



2013-006164
Klamath County, Oregon
05/31/2013 02:42:13 PM
Fee: \$42.00

THIS SPACE RESERVED FOR RECORD

After recording return to:
Heath P. Howard and Amber A
Howard
4909 Haskins Road
Bonanza, OR 97623

Until a change is requested all tax
statements shall be sent to the
following address:
Heath P. Howard and Amber A Howard
4909 Haskins Road
Bonanza, OR 97623

File No.: 7021-2066846 (LW)
Date: April 11, 2013

STATUTORY WARRANTY DEED

Don Scoles and Marsha Scoles as tenants by the entirety, Grantor, conveys and warrants to Heath P. Howard and Amber A Howard, as husband and wife, Tenants by the Entirety, , 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 SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

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 **\$230,000.00**. (Here comply with requirements of ORS 93.030)

F.
47.-

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 24 day of April, 2013.

Don Scoles
Don Scoles

Marsha Scoles
Marsha Scoles

STATE OF Oregon CALIFORNIA)
)ss.
County of Klamath SACRAMENTO

This instrument was acknowledged before me on this 24th day of April, 2013
by **Don Scoles and Marsha Scoles.**

Christina Shachar



Notary Public for Oregon CALIFORNIA
My commission expires: 1/13/2016