



WTC 97646-DS

THIS SP

2013-006216

Klamath County, Oregon



00136953201300062160020027

06/03/2013 02:26:35 PM

Fee: \$42.00

After recording return to:

ANGELA S. CLEMENTS

PO Box 262

Midland, OR 97634

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

ANGELA S. CLEMENTS

PO Box 262

Midland, OR 97634

Escrow No. MT97646-DS

Title No. 0097646

SWD r.020212

STATUTORY WARRANTY DEED

MARCIA MAGNESS and SHANNON MAGNESS, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

ANGELA S. CLEMENTS,

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 20 of Tract 1424 – GRAY ROCK PHASE 2, 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 **\$34,000.00**.

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:

4/2/13

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.

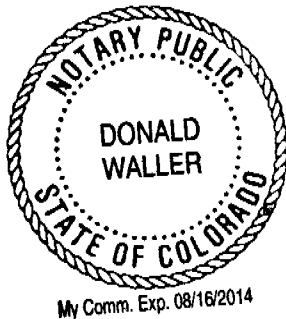
Dated this 31 day of May, 2013

Marcia Magness
MARCIA MAGNESS

Shannon Magness
SHANNON MAGNESS

State of Colorado
County of Boulder

This instrument was acknowledged before me on May 31, 2013 by MARCIA MAGNESS and SHANNON MAGNESS.



[Signature]
(Notary Public)

My commission expires 8-16-14