



After recording return to:

Shaun Wolter

P.O. Box 201

Crescent, OR 97739

2013-006630

Klamath County, Oregon

06/12/2013 11:32:40 AM

Fee: \$42.00

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

Shaun Wolter

P.O. Box 201

Crescent, OR 97739

Escrow No. SR147692TI

Title No. 0097821

SWD r.020212

STATUTORY WARRANTY DEED

Robert A. Monet,

Grantor(s), hereby convey and warrant to

Shaun Wolter,

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 7, Block 22, THIRD ADDITION TO RIVER PINE ESTATES, according to the official plat thereof of file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Key #131011

2309-013C0-01400-000

The true and actual consideration for this conveyance is **\$70,000.00**.

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:

Return to:
The AmeriTitle logo, featuring a stylized 'A' with a house shape inside, followed by the word 'AmeriTitle' in a bold, sans-serif font.

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 6 day of JUNE, 2013.

Robert A. Monet
Robert A. Monet

State of Oregon ^{TC/RN} CA
County of ~~DESCHUTES~~ ^{TC/RN} RIVERSIDE

This instrument was acknowledged before me on JUNE 6, 2013 by Robert A. Monet.

Tomas E. Coronel
(Notary Public for Oregon) ^{TC/RN} CA
My commission expires MARCH 1, 2015

