



THIS SPAC

2013-006763

Klamath County, Oregon



00137652201300067630020020

After recording return to:

NATHAN M. CHERPESKI

211 Ridgecrest Drive

Klamath Falls, OR 97601

06/14/2013 03:34:16 PM

Fee: \$42.00

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

NATHAN M. CHERPESKI

211 Ridgecrest Drive

Klamath Falls, OR 97601

Escrow No. MT97795-DS

Title No. 0097795

SWD r.020212

STATUTORY WARRANTY DEED

BOYD ROGERS and CARISSA ROGERS, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

NATHAN M. CHERPESKI and LARISSA M. CHERPESKI, as tenants by the entirety,

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 21 in Block 2, TOGETHER WITH the most Westerly 10.00 feet of Lots 26 and 27 in Block 2, TRACT NO. 1145, NOB HILL REPLAT, a subdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION and ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$325,000.00**.

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:

42AMT

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 15th day of June, 2013

Boyd Rogers
BOYD ROGERS

Carissa Rogers
CARISSA ROGERS

State of Oregon
County of Klamath

This instrument was acknowledged before me on June 10, 2013 by BOYD ROGERS and CARISSA ROGERS.

Jenny A Myers
(Notary Public for Oregon)

My commission expires 2/5/15

