



THIS SPACE RESERVED FOR RECORDER'S USE

**2013-007094**

Klamath County, Oregon

06/21/2013 12:32:31 PM

Fee: \$42.00

After recording return to:

BARBARA HAWKINS

2443 Hope Street

Klamath Falls, OR 97603

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

BARBARA HAWKINS

2443 Hope Street

Klamath Falls, OR 97603

Escrow No. MT97766-DS

Title No. 0097766

SWD r.020212

### STATUTORY WARRANTY DEED

**KARLY JUSTINE CADDOCK and MICHAEL JAMES CADDOCK**, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

**BARBARA HAWKINS**,

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:

**Parcel 1 of Land Partition 15-91 being a portion of Lot 7, GIENGER'S HOME TRACTS, situated in the NE1/4, SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$80,000.00**.

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:

*42 AMT*

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 20<sup>th</sup> day of June, 2013

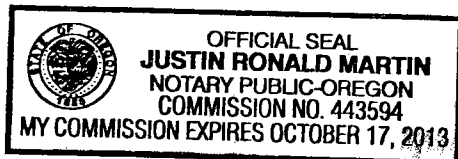
x Karly Justine Caddock  
KARLY JUSTINE CADDOCK

x Michael James Caddock  
MICHAEL JAMES CADDOCK

State of Oregon

County of Douglas

This instrument was acknowledged before me on June 20<sup>th</sup>, 2013 by KARLY JUSTINE CADDOCK and MICHAEL JAMES CADDOCK.



[Signature]  
(Notary Public for Oregon)  
My commission expires October 17, 2013