

1st
2107373-
LW



After recording return to:
Leila M. Spilker
218 N. Applegate
Chiloquin, OR 97624

Until a change is requested all tax
statements shall be sent to the
following address:
Leila M. Spilker
218 N. Applegate
Chiloquin, OR 97624

File No.: 7021-2107373 (LW)
Date: June 11, 2013

2013-007107
Klamath County, Oregon
06/21/2013 02:25:31 PM
Fee: \$42.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lilija L. Wimer, Grantor, conveys and warrants to **Leila M. Spilker**, 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:

Lot 36 of SPINKS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North 47° 04' West 580 feet and North 30° 30' East 257.8 feet from the point of intersection of the Westerly line of LaLakes Avenue with the Northerly line of the Chiloquin-Agency County Road; thence North 30° 30' East 50 feet; thence South 59° 30' East 117.2 feet; thence South 30° 30' West 50 feet; thence North 59° 30' West 117.2 feet to the point of beginning, being a portion of Lot 6, Section 34, Township 34 South, Range 7 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 **\$37,000.00**. (Here comply with requirements of ORS 93.030)

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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 21 day of June, 2013

Lilija L. Wilmer
Lilija L. Wilmer

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of June, 2013
by **Lilija L. Wimer**.

Sydney West

Notary Public for Oregon

My commission expires: 2-10-17

