

**2013-007274**

Klamath County, Oregon

06/25/2013 03:36:44 PM

Fee: \$47.00

After recording return to:

Robert L. Sluga

PO Box 454

Klamath Falls, OR 97601

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

Robert L. Sluga

PO Box 454

Klamath Falls, OR 97601

Escrow No. MT97847-SH

Title No. 0097847

SWD r.020212

STATUTORY WARRANTY DEED**Mary B. Nielsen,**

Grantor(s), hereby convey and warrant to

Robert L. Sluga and Evangeline I. Sluga, 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:**The property described in Exhibit 'A' attached hereto and made a part hereof**The true and actual consideration for this conveyance is **\$194,000.00**.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:

47 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 24 day of June, 2013.

Mary B. Nielsen
Mary B. Nielsen

State of Oregon
County of Klamath

This instrument was acknowledged before me on June 24, 2013 by Mary B. Nielsen.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11-18-15

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 5, 6, 7 and 8 in Block 4, TOWNSITE OF CLINTON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated "B" Street vacated by order dated September 13, 1957, recorded March 26, 1965 in Volume 360, page 329, Deed Records of Klamath County, Oregon.

And also the Westerly 10 feet of that alley which is located in Block 4.

And also the Northerly 40 feet of Second Avenue which inures to above mentioned lots, that portion of vacated "B" Street and to the Westerly 10 feet of alley.