



mtl 97397-CT

THIS SPACE RESERVED FOR RECORDER'S USE

2013-007395

Klamath County, Oregon

06/28/2013 10:07:54 AM

Fee: \$42.00

After recording return to:

James Cowan

17924 SW Sandra Lane

Aloha, OR 97006

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

James Cowan

17924 SW Sandra Lane

Aloha, OR 97006

Escrow No. MT97397-CT

Title No. 0097397

SWD r.020212

STATUTORY WARRANTY DEED**Steven B. Whiteside,**

Grantor(s), hereby convey and warrant to

James Cowan and Pamela Bainbridge-Cowan, husband and wife,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:**Lots 5, 6 and 7, Block 13, RIVERSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**PARCEL 2:**The Southerly 5 feet of Lot 4, Block 13, RIVERSIDE ADDITION TO THE CITY OF KLAMATH FALLS, 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 **\$90,500.00**.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

Page 2 - Statutory Warranty Deed - Signature/Notary Page
Escrow No. MT97397-CT

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 21st day of June, 2013.

X [Signature]
Steven B. Whiteside

* State of Arkansas
County of Little River

This instrument was acknowledged before me on June 21, 2013 by Steven B. Whiteside.

[Signature]
(Notary Public for Oregon) Arkansas

My commission expires 6/3/23

