



2013-007433

Klamath County, Oregon

06/28/2013 03:17:23 PM

Fee: \$42.00

After recording return to:

Larry B. Myers

2974 NW 19th St.

Redmond, OR 97756

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

Larry B. Myers

2974 NW 19th St.

Redmond, OR 97756

Escrow No. SR148358TI

Title No. 148358

SWD r.020212

STATUTORY WARRANTY DEED

Steven M. Jones and Peggy L. Jones, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Larry B. Myers and Karen J. Myers, as tenants by the entirety as to an undivided 1/3 interest and Greg Walsh and Monica M. Walsh, as tenants by the entirety at to an undivided 1/3 interest and Jeremy Groesz, at to an undivided 1/3 interest.,

Grantee(s), the following described real property in the County of **Klamath County** and State of **Oregon** free of encumbrances except as specifically set forth herein:

The W1/2 NW1/4 SW1/4 of Section 3, Township 23 South, Range 9 East of the Willamette Meridiaian, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R126553

R-2309-003C0-00200-000

The true and actual consideration for this conveyance is **\$75,000.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

Return to: The AmeriTitle logo, featuring a stylized 'A' with a house shape inside, followed by the word 'AmeriTitle' in a bold, sans-serif font.

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 27 day of June, 135.

Steven M. Jones
Steven M. Jones

Peggy L. Jones
Peggy L. Jones

State of Oregon
County of Klamath County

This instrument was acknowledged before me on June 27, 2013 by Steven M. Jones and Peggy L. Jones.

Sandra S. Kelsey
(Notary Public for Oregon)
My commission expires 11-02-15

