



2013-007490

Klamath County, Oregon

07/01/2013 03:25:13 PM

Fee: \$42.00

After recording return to:

Phoebe Rich

11701 SW Riverwood Rd.

Portland, OR 97219

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

Phoebe Rich

11701 SW Riverwood Rd.

Portland, OR 97219

Escrow No. MT98098-LW

Title No. 0098098

SWD r.020212

STATUTORY WARRANTY DEED

Susan K. Melgin and Cynthia R. Vandersys, as tenants in common,

Grantor(s), hereby convey and warrant to

Phoebe Rich and James F. Hare IV, with the rights of survivorship,

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:

Unit 12 of Stage 7 of HARBOR ISLES GOLF COURSE CONDOMINIUM, together with the general and limited common elements pertaining thereto, as provided in the Supplemental Declaration Submitting Stage 7 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded the 3rd day of November, 1999 in the Records of Klamath County, Oregon in Volume M99, page 43988, Microfilm Records of Klamath County, Oregon. The land included within such property is described in Exhibit A to the Supplemental Declaration and such description is incorporated herein by reference.

The true and actual consideration for this conveyance is **\$185,000.00**.

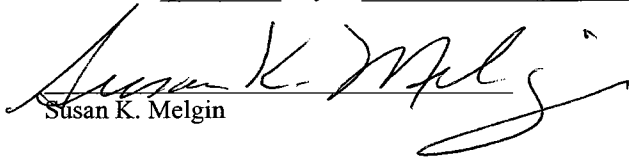
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

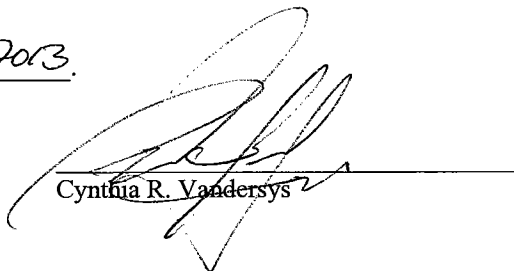
2013-2014 Real Property Taxes a lien not yet due and payable.

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.

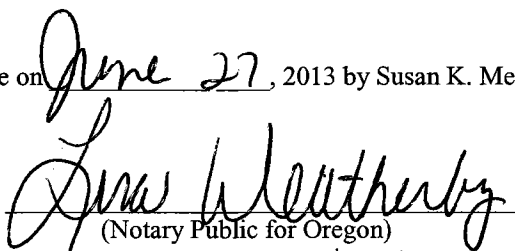
Dated this 27 day of June, 2013.


Susan K. Melgin


Cynthia R. Vandersys

State of Oregon
County of Klamath

This instrument was acknowledged before me on June 27, 2013 by Susan K. Melgin and Cynthia R. Vandersys.


(Notary Public for Oregon)

My commission expires 11/20/2015

