



THIS SPACE RESERVED FOR RECORDER'S USE

2013-007610

Klamath County, Oregon

07/03/2013 03:48:00 PM

Fee: \$42.00

After recording return to:

Jason T. Feinberg

3427 West St.

Oakland, CA 94608

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

Jason T. Feinberg

3427 West St.

Oakland, CA 94608

Escrow No. MT98219-LW

Title No. 0098219

SWD r.020212

### STATUTORY WARRANTY DEED

**John A.A.Menke,**

Grantor(s), hereby convey and warrant to

**Jason T. Feinberg and Jeff B. Feinberg, 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:

**The W1/2 SW1/4 SW1/4 of Section 35, Township 34 South, Range 7 East, Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$33,000.00.

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.**

42A MT

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 July day of 2, 2013

John A.A. Menke  
John A.A. Menke

State of OR

County of Douglas

This instrument was acknowledged before me on July 2, 2013 by John A.A. Menke.

Melinda L. Myklebust  
(Notary Public)

My commission expires March 25, 2015

