

134  
2057624-  
ALF

2013-007644

Klamath County, Oregon

07/05/2013 02:57:30 PM

Fee: \$47.00



After recording return to:  
Michael D Popp  
29209 HWY 140 W  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Michael D Popp  
29209 HWY 140 W  
Klamath Falls, OR 97601

File No.: 7021-2057624 (ALF)  
Date: March 21, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Gary James Cassady and Martha Marie Cassady, husband and wife**, Grantor, conveys and warrants to **Michael D Popp**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Parcel 1 of Land Partition 33-02 situated in the SE1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$340,000.00**. (Here comply with requirements of ORS 93.030)

F.  
52.-

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 2 day of July, 2013.

  
Gary James Cassidy

  
Martha Marie Cassidy

STATE OF Oregon )  
                                  )ss.  
County of Klamath )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Gary James Cassidy and Martha Marie Cassidy.**

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

# California All-Purpose Acknowledgment

State of California

County of Sacramento } ss.

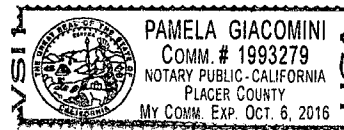
On 7/2/15 before me, Pamela Giacomini, Notary Public  
Name and Title of Notary Public  
personally appeared Gary James Cassidy and  
Martha Marie Cassidy

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Pamela Giacomini  
Signature of Notary Public



This area for official notarial seal

(Optional) My commission expires on: OCT 6, 2016

(Optional) Phone No.: \_\_\_\_\_