



**2013-007984**

**Klamath County, Oregon**

**07/15/2013 03:38:54 PM**

**Fee: \$42.00**

After recording return to:

Mary J. Muhlhauser

1904 NW Eagles Nest Circle

Albany, OR 97321

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

Mary J. Muhlhauser

1904 NW Eagles Nest Circle

Albany, OR 97321

Escrow No. SR148713TI

Title No. 0098278

SWD r.020212

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**STATUTORY WARRANTY DEED**

**Robert M. Tobin Joanne K. Tobin, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Mary J. Muhlhauser,**

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:

**Lot 9 in Block 2 of PLAT NO. 1222 of STAGECOACH ACRES, according to the official plant thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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

Key No. 817245

2309-012C0-00500-000

The true and actual consideration for this conveyance is **\$175,000.00**.

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:

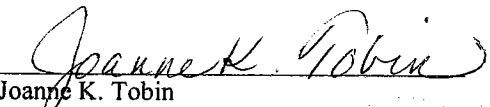
**2013-2014 Real Property Taxes a lien not yet due and payable.**

Return to: **AmeriTitle**

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 15<sup>th</sup> day of July, 2013

  
Robert M. Tobin

  
Joanne K. Tobin

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on July 15, 2013 by Robert M. Tobin and Joanne K. Tobin.

  
(Notary Public for Oregon)

My commission expires 12/5/13

