

mtc 97712
RECORDING REQUESTED BY:

2013-008202
Klamath County, Oregon
07/18/2013 03:53:05 PM
Fee: \$42.00

Ticor Title Company of Oregon
744 NE 7th St
Grants Pass, OR 97526

GRANTOR:
Randall W. Whitcomb and Rebecca F. Barron
PO Box 1258
Gold Beach, OR 97444

GRANTEE:
Dennis W. Pratt and Janise C. Pratt, as tenants
by the entirety
912 Templin Ave
Grants Pass, OR 97526

SEND TAX STATEMENTS TO:
Dennis W. Pratt and Janise C. Pratt
912 Templin Ave.
Grants Pass, OR 97526
AFTER RECORDING RETURN TO:
Dennis W. Pratt and Janise C. Pratt
912 Templin Ave.
Grants Pass, OR 97526
Escrow No:
470313030020-TTJA26

325 N 6th Street
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Randall W. Whitcomb and Rebecca F. Barron, Grantor, conveys and warrants to Dennis W. Pratt and Janise C. Pratt, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREIN

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$50,754.09. (See ORS 93.030)

Subject to and excepting:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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: 7-9-13

470313030020-TTJA26
Deed (Warranty-Statutory)

42 Amt

Randall W. Whitcomb
Randall W. Whitcomb
Rebecca F. Barron
Rebecca F. Barron

State of OREGON

COUNTY of Curry

This instrument was acknowledged before me on July 9, 2013

by Randall W. Whitcomb and Rebecca F. Barron.

Judith Gallagher
Notary Public - State of Oregon
My commission expires: 10-24-13

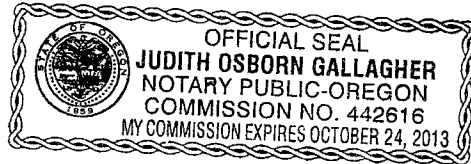


EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lots 5 and 6, Block 41, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning on the East line of Sixth Street in the City of Klamath Falls, Oregon, at a point distant 35 feet Southeasterly from the intersection of the Southerly line of Washington Street with the said line of Sixth Street; thence Northeasterly parallel with Washington Street 90 feet; thence Southeasterly and parallel with Sixth Street 49 feet; thence Southwesterly parallel with Washington Street, 90 feet to the East line of Sixth Street; thence Northwesterly along said line of Sixth Street 49 feet to the place of beginning.