

MLC 98498
Western Title & Escrow

Order Number: 78033

2013-008268

Klamath County, Oregon

07/22/2013 11:35:21 AM

Fee: \$37.00

Grantor
Jeanette Ruth Smith 3006 Hopi Trail Clearlake Oaks, CA 95423
Grantee
Walt R. Stirewalt 12749 Alderwood Dr La Pine, OR 97739
Until a change is requested, all tax statements shall be sent to the following address:
Walt R. Stirewalt 12749 Alderwood Dr La Pine, OR 97739

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Jeanette Ruth Smith, formally known as Jeanette R. Withington, Grantor conveys and warrants to Walt R. Stirewalt, Grantee the following described real property free of encumbrances except as specifically set forth herein:

Lot 16 in Block 11 of SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

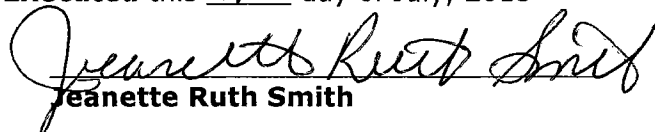
Account: 142205

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$18,500.00**. (Here comply with requirements of ORS 93.030.)

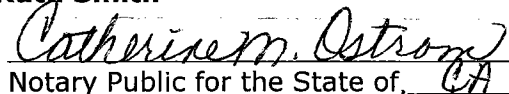
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Executed this 17th day of July, 2013


Jeanette Ruth Smith

State of CA, County of Lake) ss.

This instrument was acknowledged before me on this 17th day of July, 2013 by **Jeanette Ruth Smith**


Notary Public for the State of CA

My commission expires: 01/14/15

37AMV

