



**2013-008442**  
Klamath County, Oregon  
07/25/2013 03:03:55 PM  
Fee: \$52.00

After recording return to:

Richard L. Garbutt

525 Main Street

Klamath Falls, OR 97601

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

Richard L. Garbutt

525 Main Street

Klamath Falls, OR 97601

Escrow No. MT98228-MS

Title No. 0098228

SWD r.020212

### STATUTORY WARRANTY DEED

**Elwood William Sine and Wesilyn Dennet Haegeland who took title as Wesilyn Dennet George, not as tenants in common, but with right of survivorship,**

Grantor(s), hereby convey and warrant to

**Richard L. Garbutt, as to an undivided 1/4 interest; and Angela Salzwedel-Kemp, as to an undivided 1/4 interest, and Michael L. McKay and Amy E. McKay, as tenants by the intirety, as to an undivided 1/2 interest, as tenants in common,**

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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$115,000.00**.

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.**

*52AMT*

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 19<sup>th</sup> day of July, 2013.

X [Signature]  
Elwood William Sine

X see attached  
Wesilyn Dennet Haegland who took title as  
Wesilyn Dennet George

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 19, 2013 by Elwood William Sine.



[Signature]  
(Notary Public for Oregon)  
My commission expires 11/16/2015

X State of Texas  
County of \_\_\_\_\_

This instrument was acknowledged before me on July \_\_\_\_, 2013 by Wesilyn Dennet Haegland.

\_\_\_\_\_  
(Notary Public for Texas)  
My commission expires \_\_\_\_\_

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 19<sup>th</sup> day of July, 2013.

see attached  
Elwood William Sine

X Weslyn D Haegland  
Weslyn Dennet Haegland who took title as  
Weslyn Dennet George Haegland CH

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 19, 2013 by Elwood William Sine.

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

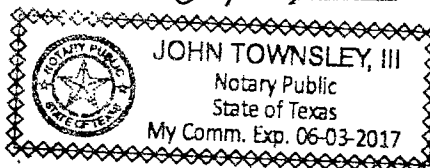
\* State of Texas

County of Comal

This instrument was acknowledged before me on July 19<sup>th</sup>, 2013 by Weslyn Dennet Haegland CH

John Townsley III  
(Notary Public for Texas)

My commission expires 06/03/2017



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 1, the S1/2 of Lot 2, the N1/2 of Lot 2, the S1/2 of Lot 3, the N1/2 of Lot 3, Lots 4, 5, 6, 7, 8, 9, 10, 11, 16 and 17 in Block 3 of IDLEREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of Waverly Way that was vacated by Order of Vacation #93-003, recorded July 8, 1992 in Volume M92, page 14911, Microfilm Records of Klamath County, Oregon.

Lots 3, 4, 5, 6 and 7 in Block 2 of IDLEREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of Waverly Way that was vacated by Order of Vacation #93-003, recorded July 8, 1992 in Volume M92, page 14911, Microfilm Records of Klamath County, Oregon.