



THIS SPACE RESERVED FOR RECORDER'S USE

**2013-008679**  
Klamath County, Oregon  
07/31/2013 12:50:36 PM  
Fee: \$42.00

After recording return to:

Jill N. Simington

7434 Boyd Place

Klamath Falls, OR 97603

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

Jill N. Simington

7434 Boyd Place

Klamath Falls, OR 97603

Escrow No. MT96786-CT

Title No. 0096786

SWD r.020212

### STATUTORY WARRANTY DEED

**Christopher C. Berry and Stephanie D. Berry, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Jill N. Simington,**

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 20, Tract 1401, FIRST ADDITION TO SAGE MEADOWS-PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of the short sale price until 90 days from the date of the deed. These restrictions shall run with the land are not personal property to the Grantee.**

The true and actual consideration for this conveyance is **\$135,000.00**.

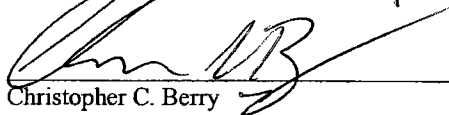
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

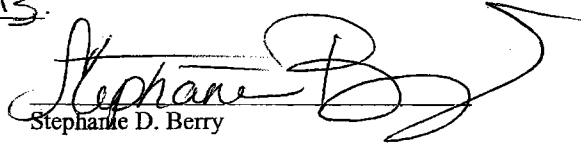
**2013-2014 Real Property Taxes a lien not yet due and payable.**

42.000000

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 26 day of July, 2013.

  
Christopher C. Berry

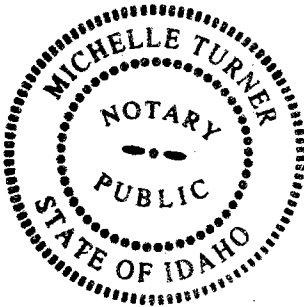
  
Stephanie D. Berry

State of ~~Oregon~~ <sup>md</sup> Idaho  
County of ~~KLAMATH~~ <sup>md</sup> Ada

This instrument was acknowledged before me on July 26, 2013 by Christopher C. Berry and Stephanie D. Berry.

  
(Notary Public for ~~Oregon~~ <sup>md</sup> Idaho)

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



Commission Expires: 05/06/2017  
Residing in: Boise, Idaho