

THIS SPACE RESERVED FOR

2013-009139
Klamath County, Oregon
08/09/2013 03:09:36 PM
Fee: \$47.00

After recording return to:

Kasey C. Hilyard

3442 Hilyard Avenue

Klamath Falls, OR 97603

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

Kasey C. Hilyard

3442 Hilyard Avenue

Klamath Falls, OR 97603

Escrow No. MT97972-MS

Title No. 0097972

SWD r.020212

STATUTORY WARRANTY DEED

Eric Helm,

Grantor(s), hereby convey and warrant to

Kasey C. Hilyard,

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 **\$69,900.00**.

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.

4700 amt

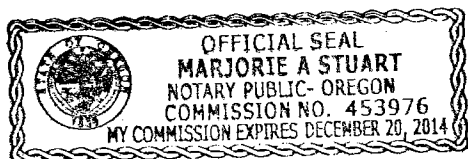
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 2nd day of Aug, 2013

Eric Helm
Eric Helm

State of Oregon
County of Klamath

This instrument was acknowledged before me on 8/2, 2013 by Eric Helm.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/14

LEGAL DESCRIPTION

"EXHIBIT A"

The Easterly 85 feet of Lots 1 and 2 in Block 5, ALTAMONT ACRES, according to the official plat thereof on file in the records of Klamath County, Oregon.

SAVE AND EXCEPT THEREFROM the Northerly 5 feet thereof conveyed to Klamath County for road purposes by Deed recorded June 21, 1961 in Volume 330, page 379, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by Warranty Deed recorded July 25, 2001 in Volume M01, page 36709, Microfilm Records of Klamath County, Oregon.
