



2013-009302

Klamath County, Oregon

08/13/2013 02:32:31 PM

Fee: \$42.00

After recording return to:

William J. Clark

P.O. Box 193

Crescent, OR 97733

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

William J. Clark

P.O. Box 193

Crescent, OR 97733

Escrow No. SR149010TI

Title No. 0098503

SWD r.020212

STATUTORY WARRANTY DEED

Kenneth S. Curbow and Marie M. Curbow, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

William J. Clark and Sally J. Curtis, as tenants by the entirety,

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:

The E1/2 NE1/4 NW1/4 SW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Key No. 148922

R-2408-025C0-01400-000

The true and actual consideration for this conveyance is **\$260,000.00**.

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.

Return to:



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 9 day of April, 2013.

Kenneth S. Curbow
Kenneth S. Curbow

Marie M. Curbow
Marie M. Curbow

State of Idaho)
ss

County of Canyon

On this 9 day of August, 2013 before me Daniel Hillius, a notary public in and for said State, personally appeared Kenneth S. Curbow and Marie M. Curbow known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Daniel Hillius
Notary Public
Residing at: Nampa
Commission Expires: 05/10/2018

