



THIS SPACE RESERVED FOR RECORDING USE

2013-009673
Klamath County, Oregon
08/23/2013 09:46:03 AM
Fee: \$42.00

After recording return to:

Andrew D. Robatcek

PO Box 116

Midland, OR 97634

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

Andrew D. Robatcek

PO Box 116

Midland, OR 97634

Escrow No. MT97866-CT

Title No. 0097866

SWD r.020212

STATUTORY WARRANTY DEED

Radley R. Rodgers Jr. and Christin C. Keefer,

Grantor(s), hereby convey and warrant to

Andrew D. Robatcek and Tana R. Robatcek, 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:

Lots 1, 2, 3 and 4 in Block 38 of FIRST ADDITION TO MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Sunrise Street, vacated by Commissioner's Order recorded February 11, 1981 in M81-2111, which inured thereto.

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 \$118,800.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

The true and actual consideration for this conveyance is **\$99,000.00**.

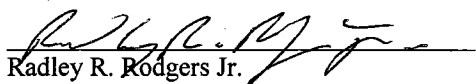
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

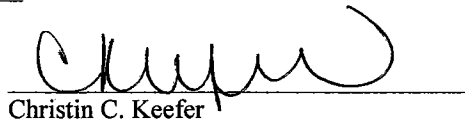
2013-2014 Real Property Taxes a lien not yet due and payable.

42 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 22 day of August, 2013.


Radley R. Rodgers Jr.


Christin C. Keefer

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 22, 2013 by Radley R. Rodgers Jr.


(Notary Public for Oregon)
My commission expires 6/17/2016



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 22, 2013 by Christin C. Keefer.


(Notary Public for Oregon)
My commission expires 6/17/2016

