

MT97543-DS
0097543
AmérTitle

THIS SPACE RESERVED FOR

2013-009753
Klamath County, Oregon
08/26/2013 11:23:52 AM
Fee: \$42.00

After recording return to:

CHRISTOPHER M. GABEL

1776 Old Fort Road

Klamath Falls, OR 97601

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

CHRISTOPHER M. GABEL

1776 Old Fort Road

Klamath Falls, OR 97601

Escrow No. MT97543-DS

Title No. 0097543

SWD r.020212

STATUTORY WARRANTY DEED

KARL SCRONCE and BRENDA SCRONCE, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

CHRISTOPHER M. GABEL and MICHELLE GABEL, 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:

Parcel 2 of Minor Land Partition 18-89, located in the E1/2 SW1/4 of Section 22, Township 38 South, Range 9 East, Willamette Meridian, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is **\$540,000.00**.

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: **AmérTitle**

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 ~~Sept~~ Aug, 2013

Karl Scronce
KARL SCRONCE

Brenda Scronce
BRENDA SCRONCE

State of Oregon
County of ~~Klamath~~ Deschutes

This instrument was acknowledged before me on 8-26-, 2013 by KARL SCRONCE and BRENDA SCRONCE.

[Signature]
(Notary Public for Oregon)

My commission expires 2-11-17

