



2013-009831
Klamath County, Oregon
08/27/2013 11:36:22 AM
Fee: \$42.00

After recording return to:

Ashley L. Wendt

1815 Majestic Street

Klamath Falls, OR 97601

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

Ashley L. Wendt

1815 Majestic Street

Klamath Falls, OR 97601

Escrow No. MT98179-LW

Title No. 0098179

SWD r.020212

STATUTORY WARRANTY DEED

James Richard Heath, III and Bernice Agnes Heath, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Ashley L. Wendt,

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 26, TRACT 1309, CROWN RIDGE SUBDIVISION PHASE 1, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$353,500.00**.

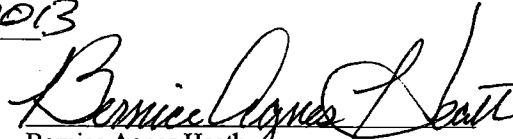
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this
deed and those shown below, if any:

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

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


James Richard Heath, III


Bernice Agnes Heath

Alaska
State of ~~Oregon~~
County of ~~Klamath~~ Third Judicial District

This instrument was acknowledged before me on 8-22, 2013 by James Richard Heath, III and Bernice Agnes Heath.


(Notary Public for ~~Oregon~~
Alaska)

My commission expires 12-13-15

