



MT98332DS

THIS SPACE RESERVED FOR RECORDING USE

2013-009931

Klamath County, Oregon

08/29/2013 02:39:21 PM

Fee: \$42.00

After recording return to:

CHERYL L. WHITLATCH

1754 Kane Street

Klamath Falls, OR 97603

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

CHERYL L. WHITLATCH

1754 Kane Street

Klamath Falls, OR 97603

Escrow No. MT98332-DS

Title No. 0098332

SWD r.020212

STATUTORY WARRANTY DEED

LESLIE A. TYREE and DONNA K. TYREE, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

CHERYL L. WHITLATCH,

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 23 and the N1/2 of Lot 24 of YALTA GARDENS, 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 **\$154,000.00**.

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 28th day of August 2013.

X Leslie A. Tyree
LESLIE A. TYREE

X Donna K. Tyree
DONNA K. TYREE

State of ARIZONA
County of PIMA

This instrument was acknowledged before me on 28 AUGUST, 2013 by LESLIE A. TYREE and DONNA K. TYREE.



Keith R. Shuck
(Notary Public)

My commission expires Sept 21, 2014