

THIS SPACE RESERVED FOR

2013-009993
Klamath County, Oregon
08/30/2013 12:42:21 PM
Fee: \$47.00

After recording return to:

Lawrence E. Friedman

13581 Moonshine Road

Camptonville, CA 95922

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

Lawrence E. Friedman

13581 Moonshine Road

Camptonville, CA 95922

Escrow No. MT98647-CT

Title No. 0098647

SWD r.020212

STATUTORY WARRANTY DEED

Marlene Jo Garrett and Charles P. Garrett, with the rights of survivorship,

Grantor(s), hereby convey and warrant to

Lawrence E. Friedman and Barbara J. Friedman, 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:

Lot 9, Block 14 of TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, 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 **\$165,000.00**.

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.

47. — dmt

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 23 day of August, 2013.



Marlene Jo Garrett

x Charles P. Garrett
Charles P. Garrett

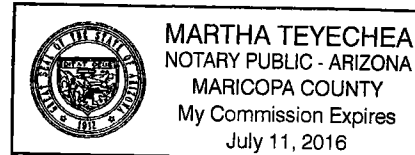
State of Arizona
County of Maricopa

*Notarized For
Charles P. Garrett*

This instrument was acknowledged before me on 23 August, 2013 by Charles P. Garrett.

[Signature]
(Notary Public)

My commission expires 7/11/2016



State of _____
County of _____

*


This instrument was acknowledged before me on _____, 2013 by Marlene Jo Garrett

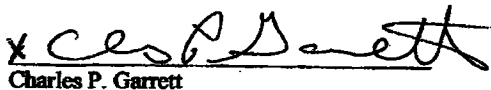
(Notary Public)

My commission expires _____

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Dated this 23 day of August, 2013.


Marlene Jo Garrett


Charles P. Garrett

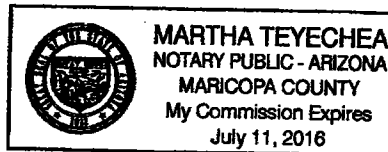
State of Arizona
County of Maricopa

Notarized For
Charles P. Garrett


This instrument was acknowledged before me on 23 August, 2013 by Charles P. Garrett.


(Notary Public)

My commission expires 7/11/2016



State of Oregon
County of Douglas

 This instrument was acknowledged before me on Aug. 29, 2013 by Marlene Jo Garrett


(Notary Public)

My commission expires 1-27-2016

