



THIS SPACE RESERVED FOR RECORD

2013-010180
Klamath County, Oregon
09/05/2013 12:27:05 PM
Fee: \$42.00

After recording return to:

Chris M. Rowan

PO Box 1963

Klamath Falls, OR 97601

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

Chris M. Rowan

PO Box 1963

Klamath Falls, OR 97601

Escrow No. MT98658-SH

Title No. 0098658

SWD r.020212

STATUTORY WARRANTY DEED

Dorothy M. Anderson, as Trustee of the Dorothy M. Anderson Living Trust, under agreement dated November 17, 2005,

Grantor(s), hereby convey and warrant to

Chris M. Rowan,

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 40 of GRACE PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH that portion of vacated Ogden Avenue which inured thereto.

The true and actual consideration for this conveyance is **\$124,000.00**.

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.

Ad-ant

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 28 day of August, 2013

Dorothy M. Anderson, Living Trust, under agreement
dated November 17, 2005

BY: Dorothy M. Anderson TR
Dorothy M. Anderson, Trustee

State of Oregon ^{djc}
County of ~~Klamath~~ Clackamas

This instrument was acknowledged before me on Aug. 28, 2013 by Dorothy M. Anderson, as Trustee of the Dorothy M. Anderson Living Trust.

D. Chase
(Notary Public for Oregon)

My commission expires 11/17/16

