

1st 2146053-ALF

2013-010224

Klamath County, Oregon

09/06/2013 02:16:05 PM

Fee: \$42.00



After recording return to:
Ian J Dyer-Bennet Crosby and Teri L
Crosby
15889 Hwy 66
Ashland, OR 97520

Until a change is requested all tax
statements shall be sent to the
following address:
Ian J Dyer-Bennet Crosby and Teri L
Crosby
15889 Hwy 66
Ashland, OR 97520

File No.: 7021-2146053 (ALF)
Date: August 28, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michelle M Cox, Grantor, conveys and warrants to **Ian J Dyer-Bennet Crosby and Teri L Crosby, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Block 17 Lot 13 Tract 1027, MT. SCOTT MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$4,500.00**. (Here comply with requirements of ORS 93.030)

F.
47.-

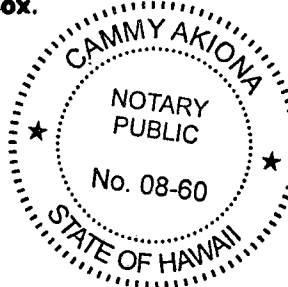
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 5th day of September, 2013.

Michelle M Cox
Michelle M Cox

STATE OF Hawaii)
County of Honolulu) ss.

This instrument was acknowledged before me on this 5th day of September, 2013 by Michelle M Cox.



Cammy Akiona
Notary Public for State of Hawaii
My commission expires: April 13, 2016

Doc. Date: 09/05/13 # Pages 2
Notary Name: Cammy Akiona First Circuit
Doc. Description: Statutory Warranty Deed

Cammy Akiona 09/05/13
Notary Signature Date
NOTARY CERTIFICATION

