



THIS SPACE RESERVED FOR F

2013-010375
Klamath County, Oregon
09/11/2013 02:37:46 PM
Fee: \$47.00

After recording return to:

Marc S. Heintz

10442 Carnegie Ct.

Stockton, CA 95209

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

Marc S. Heintz

10442 Carnegie Ct.

Stockton, CA 95209

Escrow No. MT98453-SH

Title No. 0098453

SWD r.020212

STATUTORY WARRANTY DEED

Gregg E. Wilson and Susan K. Wilson, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Marc S. Heintz, a single person,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$300,000.00**.

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.

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 10 day of Sept, 2013

Gregg E. Wilson
Gregg E. Wilson

Susan K. Wilson
Susan K. Wilson

State of Oregon
County of Klamath

This instrument was acknowledged before me on Sept 10, 2013 by Gregg E. Wilson and Susan K. Wilson.



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 11-18-15

EXHIBIT "A"
LEGAL DESCRIPTION

In Township 40 South, Range 8 East, Willamette Meridian, Klamath County Oregon:

Section 17: The SW/4 NW1/4

Together with the East 60 feet of the NW1/4 NW1/4 lying Southwesterly of the Keno Worden Highway.

Section 18: The NW1/4 NE1/4; The S1/2 NE1/4

0098453