

MTC 98806

Western Title & Escrow

Order Number: 79375

2013-010381
Klamath County, Oregon
09/12/2013 10:01:18 AM
Fee: \$37.00

Grantor
Kenneth W. Clark PO Box 520 Roseburg, OR 97470
Grantee
Kelley M. Shaw P.O.Box 56 Crescent, OR 97733
Until a change is requested, all tax statements shall be sent to the following address:
Kelley M. Shaw P.O.Box 56 Crescent, OR 97733

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Kenneth W. Clark, Grantor conveys and warrants to Kelley M. Shaw, Grantee the following described real property free of encumbrances except as specifically set forth herein:

LOTS 21, 22, 23, AND 24, Block 18, TOWNSITE OF CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account: 153176

Map & Tax Lot: 2409-030AC-04900

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$80,000.00. (Here comply with requirements of ORS 93.030.)


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.

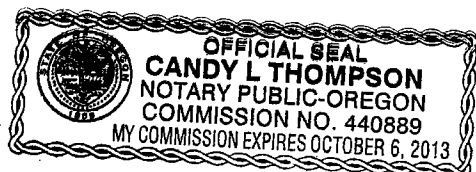
Executed this 10th day of September, 2013


Kenneth W. Clark

State of Oregon, County of Douglas) ss.

This instrument was acknowledged before me on this 10th day of September, 2013 by Kenneth W. Clark


Notary Public for the State of Oregon
My commission expires: 10/06/2013



37-
amt.