



MT98539 MS

THIS SPACE RESERVED FOR RECORDER'S USE

2013-010420
Klamath County, Oregon
09/13/2013 09:18:16 AM
Fee: \$42.00

After recording return to:

Nathan Allen Garner

5065 Lyptus Lane

Klamath Falls, OR 97601

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

Nathan Allen Garner

5065 Lyptus Lane

Klamath Falls, OR 97601

Escrow No. MT98539-MS

Title No. 0098539

SWD r.020212

STATUTORY WARRANTY DEED

Michael Scott Farrar and Dawn Lynn Niskar, as tenants in common,

Grantor(s), hereby convey and warrant to

Nathan Allen Garner and Xiomara Garner, 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 81 of Tract 1437 – THE WOODLANDS PHASE 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$183,000.00**.

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.

42 AMH

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.

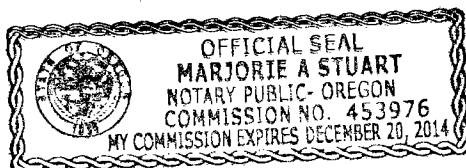
Dated this 12th day of Sep, 2013

Michael Scott Farrar
Michael Scott Farrar

Dawn Lynn Niskar
Dawn Lynn Niskar
by Michael Scott Farrar, ATTORNEY IN FACT
Michael Scott Farrar, her attorney in fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9/12, 2013 by Michael Scott Farrar, individually and as attorney in fact for Dawn Lynn Niskar.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/14