

AmériTitle MT98794-LW

2013-010449

Klamath County, Oregon

09/13/2013 11:45:46 AM

Fee: \$42.00

After recording return to:

Craig Scott Rice

3966 Collier Lane

Klamath Falls, OR 97603

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

Craig Scott Rice

3966 Collier Lane

Klamath Falls, OR 97603

Escrow No. MT98794-LW

Title No. 0098794

SWD r.020212

STATUTORY WARRANTY DEED

Karen Patricia Mathes and Ernest Leo Mathes, Trustees of the Karen patricia Mathes Revocable Trust,

Grantor(s), hereby convey and warrant to

Craig Scott Rice and Cynthia A. Rice, 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 11 of TRACT 1278, COLLIER LANE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$340,000.00**.

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.
amt.

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 9th day of September, 2013

Karen Patricia Mathes Revocable Trust

BY: Karen Patricia Mathes
Karen Patricia Mathes, Trustee

BY: Ernest L Mathes
Ernest Leo Mathes, Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on 9-9-, 2013 by Karen Patricia Mathes and Ernest Leo Mathes, Trustees of the Karen Patricia Mathes Revocable Trust.

[Signature]
(Notary Public for Oregon)
My commission expires 3/2/16

