

MC 15707

AMERITITLE

Western Title & Escrow
Order Number: 79026

2013-010702
Klamath County, Oregon
09/20/2013 11:00:23 AM
Fee: \$37.00

Grantor
Elaine H. Rhodes 34691 Deconshire Eugene, OR 97405
Grantee
Until a change is requested, all tax statements shall be sent to the following address:
James H. Sweeney Geraldine C. Sweeney 85144 Ridge Top Road Eugene, OR 97405

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Elaine H. Rhodes, Grantor conveys and warrants to
James H. Sweeney and Geraldine C. Sweeney, as tenants by the entirety,
Grantees the following described real property free of encumbrances except as
specifically set forth herein:

**Lot 5 in Block 1 of Crecent Meadows, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.**

Account: 144196
Map & Tax Lot: 2406-001BD-00500

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 \$100,000.00. (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.**

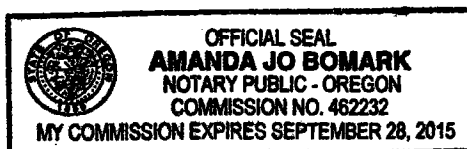
Executed this 18 day of September, 2013

Elaine H. Rhodes
Elaine H. Rhodes

State of Oregon, County of Lane) ss.

This instrument was acknowledged before me on this 18 day of September, 2013 by Elaine
H. Rhodes

(Signature)
Notary Public for the State of Oregon
My commission expires: 9-28-15



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