



THIS SPACE RESERVED FOR REC

2013-010749

Klamath County, Oregon

09/23/2013 11:46:02 AM

Fee: \$42.00

After recording return to:

MICHAEL S. FARRAR

3919 MONROVIA WAY

KLAMATH FALLS, OR 97603

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

MICHAEL S. FARRAR

3919 MONROVIA WAY

KLAMATH FALLS, OR 97603

Escrow No. MT99051-LW

Title No. 0099051

SWD r.020212

STATUTORY WARRANTY DEED

JEANETTE KINTER and MARTHA E. MUDGETT, as tenants in common,

Grantor(s), hereby convey and warrant to

MICHAEL S. FARRAR and THERESA FARRAR, 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 12, Block 12 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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 **\$140,000.00**.

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 20 day of Sept., 2013

Jeanette L. Kinter
JEANETTE KINTER

Martha E. Mudgett
MARTHA E. MUDGETT

BY: Glenda J. Monciardini
GLENDA J. MONCIARDINI, HER ATTORNEY IN
FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 20, 2013 by GLENDA J. MONCIARDINI AS ATTORNEY IN FACT FOR JEANETTE KINTER and MARTHA E. MUDGETT.

Lisa Legget-Weatherby
(Notary Public for Oregon)
My commission expires 11/20/2015

