



THIS SPACE RESERVED FOR

2013-010870
Klamath County, Oregon
09/25/2013 10:58:28 AM
Fee: \$42.00

After recording return to:

PHILIP A. HYATT SR.

P.O. BOX 245

HUNTINGTON, OR 97907

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

PHILIP A. HYATT SR.

P.O. BOX 245

HUNTINGTON, OR 97907

Escrow No. MT99079-LW

Title No. 0099079

SWD r.020212

STATUTORY WARRANTY DEED

LLOYD S. LEE and KAREN J. LEE, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

PHILIP A. HYATT SR. and SHERYL L. HYATT not as tenants in common, but with right of survivorship,

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:

Lots 12 and 13 in Block 4 of LONE PINE ON THE SPRAGUE, 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 **\$9,000.00**.

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.

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 25 day of Sept, 13.

Lloyd S. Lee
LLOYD S. LEE

Karen J. Lee
KAREN J. LEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 25, 2013 by LLOYD S. LEE and KAREN J. LEE.

Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

