



THIS SPACE RESERVED FOR RECORDER'S USE

2013-011548
Klamath County, Oregon
10/11/2013 09:35:34 AM
Fee: \$42.00

After recording return to:

MARIE KLIEWER

5616 Leland Dr.

Klamath Falls, OR 97603

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

MARIE KLIEWER

5616 Leland Dr.

Klamath Falls, OR 97603

Escrow No. MT99176-DS

Title No. 0099176

SWD r.020212

STATUTORY WARRANTY DEED

VIRGIL A. JOHNSON and REBECCA A. JOHNSON, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

MARIE KLIEWER,

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:

A portion of Lot 5, Block 2, Subdivision of Tract 2B and 3, HOMEDALE, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 5; thence Northwesterly along the North line parallel with Leland Drive a distance of 88.52 feet; thence South 06 °50'02" West 294.57 feet, more or less to a point on the South line of Lot 5; thence Southeasterly 77.54 feet to a point on the East line of Lot 5; thence North 09 °26'00" East 294.97 feet more or less to the point of beginning.

The true and actual consideration for this conveyance is **\$80,000.00**.

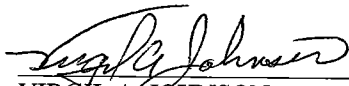
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2013-2014 Real Property Taxes a lien not yet due and payable.

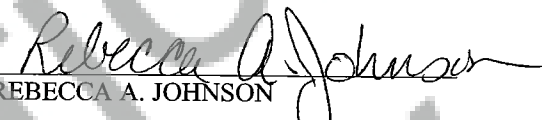
42.00

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 10 day of October, 2013



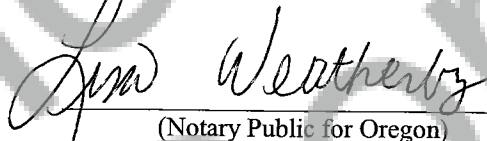
VIRGIL A. JOHNSON



REBECCA A. JOHNSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 10, 2013 by VIRGIL A. JOHNSON and REBECCA A. JOHNSON.



(Notary Public for Oregon)

My commission expires 11/20/2015

