



THIS SP.

2013-011851

Klamath County, Oregon



00143976201300118510020023

10/18/2013 03:18:23 PM

Fee: \$42.00

After recording return to:

THOMAS B. CARNAHAN III

5407 LaWanda Dr.

Klamath Falls, OR 97601

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

THOMAS B. CARNAHAN III

5407 LaWanda Dr.

Klamath Falls, OR 97601

Escrow No. MT98980-DS

Title No. 0098980

SWID r.020212

STATUTORY WARRANTY DEED

FREDERICK H. BELZ and ANNETTE LINEHAN BELZ, as tenants in common,

Grantor(s), hereby convey and warrant to

THOMAS B. CARNAHAN III and ELIZABETH A. CARNAHAN, 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 20 in Block 2 of Tract 1002, LAWANDA HILLS, 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 **\$217,500.00**.

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:

4200

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.

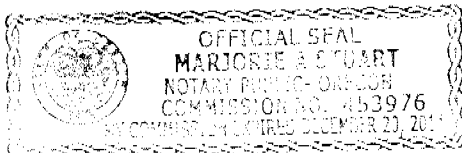
Dated this 17th day of Oct, 2013


FREDERICK H. BELZ


ANNETTE LINEHAN BELZ

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10/17, 2013 by FREDERICK H. BELZ and ANNETTE LINEHAN BELZ.




(Notary Public for Oregon)

My commission expires 12/20/14