

Western Title & Escrow
Order Number: 81142

AmeriTitle
MTC 09877

2013-012080
Klamath County, Oregon
10/28/2013 09:03:18 AM
Fee: \$37.00

Grantor
Larry D. Cole June Ann Cole 17123 SE Rayer Road Clackamas, OR 97015
Grantee
Stephen F. Horn Debby L. Horn PO Box 366 Junction City, OR 97448
Until a change is requested, all tax statements shall be sent to the following address:
Stephen F. Horn Debby L. Horn PO Box 366 Junction City, OR 97448

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Larry D. Cole and June Ann Cole , as tenants by the entirety, Grantors convey and warrant to

Stephen F. Horn and Debby L. Horn , as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 4 in Block 6 of TRACT 1119. LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Account: 10080

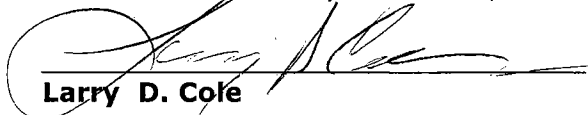
Map & Tax Lot: 2407-007D0-02400-000

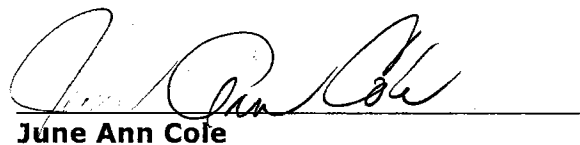
This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$22,500.00**. (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.

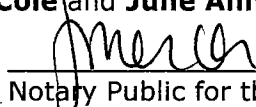
Executed this 23rd day of October, 2013


Larry D. Cole


June Ann Cole

State of Oregon , County of Deschutes) ss.

This instrument was acknowledged before me on this 23rd day of October, 2013 by **Larry D. Cole** and **June Ann Cole**


Notary Public for the State of OR
My commission expires: 7/13/14



37.00