

2013-012208

Klamath County, Oregon

RETURN TO:  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
Valerie L. Verde  
4327 Austin Street  
Klamath Falls, OR 97603



00144410201300122080010010

10/30/2013 02:03:46 PM

Fee: \$37.00

## - WARRANTY DEED -

Billie D. Chambers, Grantor, whose address is 4964 Ankeny, Klamath Falls, OR 97603, conveys and warrants to Valerie L. Jerde, Grantee, whose address is 4327 Austin Street, Klamath Falls, OR 97603, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 28 in Block 15, Tract 1064, First Addition to Gatewood, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SAVING AND EXCEPTING:

That certain deed of trust recorded on April 25, 2007 as Document No. 2007 007469, records of Klamath County, Oregon, which debt Grantee agrees to pay on Grantor's behalf and hold Grantor harmless therefrom, and all recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions, easements and rights of way of record and those apparent on the land; taxes and assessments.

The true and actual consideration for this transfer is assumption of the debt to Beneficial Oregon, Inc. and other good and valuable consideration.

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, AND 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<sup>th</sup> day of October, 2013.

*Billie D. Chambers*  
Billie D. Chambers

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

Personally appeared before me this 25<sup>th</sup> day of October 2013, the above named Billie D. Chambers and acknowledged the foregoing instrument to be his voluntary act and deed.

*Judy B. Young*  
Notary Public for Oregon  
My Commission expires: 10-26-15

