

MT98902-SH



After recording return to:

Dustin Carter

2830 California Ave, Apt# 3

Klamath Falls, OR 97601

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

Dustin Carter

2830 California Ave, Apt# 3

Klamath Falls, OR 97601

Escrow No. MT98902-SH

Title No. 0098902

SWD r.020212

THIS SPACE RESERVED FOR

2013-012514

Klamath County, Oregon

11/07/2013 02:27:05 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Amy Carter,

Grantor(s), hereby convey and warrant to

Dustin Carter,

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:


SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **TO CLEAR TITLE**.

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:

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.

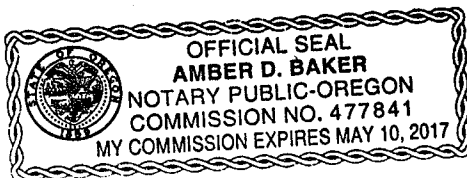
Dated this 7th day of November, 2013

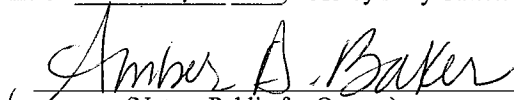


Amy Carter

State of Oregon
County of Jackson

This instrument was acknowledged before me on Nov 7, 2013 by Amy Carter.




(Notary Public for Oregon)

My commission expires 5-10-17

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 20 and the Southerly 20 feet of Lot 21, VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, EXCEPTING THEREFROM the following described tract:

A strip of land situated in Lot 20, "VALLEY VIEW", according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, more particularly described as follows:

Beginning at a 3/8 inch iron pin on the Southwest corner of said Lot 20; thence North 00°13' West along the Easterly line of Patterson Street a distance of 65.29 feet to a one-half inch iron pin; thence South 66°59' East a distance of 130.59 feet to a one-half inch iron pin on the Easterly boundary of Valley View Subdivision; thence South 00°13' East along said Easterly boundary a distance of 65.29 feet to the Southeast corner of Valley View Subdivision; thence North 66°59' West along the Southerly boundary of Valley View Subdivision a distance of 130.59 feet to the point of beginning; and as shown on Survey Map No. 1172 as recorded in the office of the Klamath County Surveyor.