



MT99413-CT

THIS SPACE RESERVED FOR RECORDER'S USE

2013-012790

Klamath County, Oregon

11/15/2013 12:14:05 PM

Fee: \$42.00

After recording return to:

SCOTT MICHAEL LESEMAN

P.O. BOX 153

GOLD RUN, CA 95717

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

SCOTT MICHAEL LESEMAN

P.O. BOX 153

GOLD RUN, CA 95717

Escrow No. MT99413-CT

Title No. 0099413

SWD r.020212

### STATUTORY WARRANTY DEED

**MELVIN J. BRUGGEMAN,**

Grantor(s), hereby convey and warrant to

**SCOTT MICHAEL LESEMAN,**

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 5, Block 26 of Tract No. 1027 MT. SCOTT MEADOWS, 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 **\$8,500.00**.

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:

42.00  
amt.


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 11 day of November, 2013.

  
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MELVIN J. BRUGGEMAN

State of Oregon  
County of Klamath

This instrument was acknowledged before me on November 11, 2013 by MELVIN J. BRUGGEMAN.

  
\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires 6/17/2016

