



MT99482SH

THIS SPACE RESERVED FOR RECORD

**2013-013037**  
Klamath County, Oregon  
11/22/2013 10:54:09 AM  
Fee: \$42.00

After recording return to:

Craig A. Fleck

PO Box 366

Merrill, OR 97633

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

Craig A. Fleck

PO Box 366

Merrill, OR 97633

Escrow No. MT99482-SH

Title No. 0099482

SWD r.020212

### STATUTORY WARRANTY DEED

**Caleb Phelps,**

Grantor(s), hereby convey and warrant to

**Craig A. Fleck and Colette M. Fleck, 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:

The North 95 feet of the South 235 feet of TRACT NO. 6 of GIENGER HOME TRACTS, 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 **\$75,000.00**.

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 19th day of November, 2013.

Caleb Phelps  
Caleb Phelps

State of Oregon  
County of Klamath

This instrument was acknowledged before me on Nov 19, 2013 by Caleb Phelps.



Howard  
(Notary Public for Oregon)  
My commission expires 11-18-15