



THIS SPACE RESERVED FOR

**2013-013209**  
**Klamath County, Oregon**  
11/27/2013 12:50:55 PM  
Fee: \$42.00

After recording return to:

Steven L. Harper

3465 Dimple Hill Road

Corvallis, OR 97330

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

Steven L. Harper

3465 Dimple Hill Road

Corvallis, OR 97330

Escrow No. 03-505768

Title No. 034134B

SWD r.020212

### STATUTORY WARRANTY DEED

**David V. Braly and Heidi G. Braly, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Steven L. Harper and Terri-Lee Harper, husband and wife, as to an undivided 66.67% interest and  
Anthony H. Franklin and Kathleen A. Franklin, husband and wife, as to an undivided 33.33%  
interest,**

Grantee(s), the following described real property in the County of **BENTON** and State of Oregon free of  
encumbrances except as specifically set forth herein:

**Lot 9, DIAMOND PEAKS, TRACT NO. 1355, according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**886979**

**2407-007B0-12800-000**

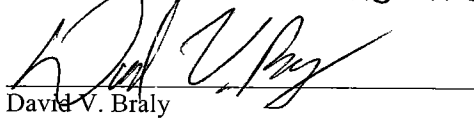
The true and actual consideration for this conveyance is **\$252,000.00**.

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:

*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.

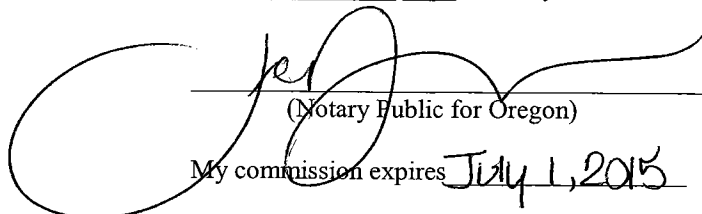
Dated this 22 day of November, 2013.

  
David V. Braly

  
Heidi G. Braly

State of Oregon  
County of BENTON

This instrument was acknowledged before me on November 22, 2013 by David V. Braly and Heidi G. Braly.

  
(Notary Public for Oregon)  
My commission expires July 1, 2015

