



99181-MS

THIS SPACE RESERVED FOR F

2013-013217
Klamath County, Oregon
11/27/2013 02:40:25 PM
Fee: \$42.00

After recording return to:

Myles R. McCrocklin

5621 Valley View Lane

Klamath Falls, OR 97601

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

Myles R. McCrocklin

5621 Valley View Lane

Klamath Falls, OR 97601

Escrow No. MT99181-MS

Title No. 0099181

SWD r.020212

STATUTORY WARRANTY DEED

Joseph Nagorski and Patricia Nagorski, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Myles R. McCrocklin,

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 3, Block 7, Tract No. 1016, GREEN ACRES, 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 **\$212,000.00**.

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:

Trust Deed dated January 3, 2011 and recorded January 7, 2011 in Volume 2011, page 000280, Microfilm Records of Klamath County, Oregon in favor of Mortgage Electronic Registration Systems, Inc., (MERS) is a separate corporation that is acting solely as a nominee for Sterling Savings Bank, as Beneficiary. The above named Grantee does NOT agree to assume OR pay the Promissory Note secured by this Trust Deed and the Grantors named herein agree to hold the Grantee herein harmless therefrom.

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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 27th day of November, 2013.

Joseph Nagorski
Joseph Nagorski

Patricia Nagorski
Patricia Nagorski

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov. 27, 2013 by Joseph Nagorski and Patricia Nagorski.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2015

