


Western Title & Escrow

Order Number: **81860**

2013-013728

Klamath County, Oregon

12/16/2013 12:21:55 PM

Fee: \$42.00

Grantor
Jerry V. Herline Viola J. Herline P.O. BOX 1442 Veneta, OR 97487
Grantee
Dennis J. Shanahan 1230 Rutledge St Eugene OR 97402
Until a change is requested, all tax statements shall be sent to the following address:
Dennis J. Shanahan 1230 Rutledge St Eugene OR 97402

MTC994410

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Jerry V. Herline and Viola J. Herline, as tenants by the entirety, Grantors convey and warrant to

Dennis J. Shanahan, Grantee the following described real property free of encumbrances except as specifically set forth herein:

Lot 6, Block 13, TRACT NO. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Account: R163708

Map & Tax Lot: 2607-001B0-10800-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$150,000.00**. (Here comply with requirements of ORS 93.030.)

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.

Executed this 12th day of December, 2013

Jerry V. Herline
Jerry V. Herline

Viola J. Herline
Viola J. Herline



State of **Oregon**, County of **Lane**) ss.

This instrument was acknowledged before me on this 12 day of December, 2013 by **Jerry V. Herline** and **Viola J. Herline**


Notary Public for the State of Oregon

My commission expires: 8/19/2017

