



994087SH

THIS SPACE RESERVED FOR RECORDER'S USE

2013-013805
Klamath County, Oregon
12/17/2013 03:52:25 PM
Fee: \$42.00

After recording return to:

The Theodore E. Siemens Living Trust

PO Box 5011

Klamath Falls, OR 97601

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

The Theodore E. Siemens Living Trust

PO Box 5011

Klamath Falls, OR 97601

Escrow No. MT99687-SH

Title No. 0099687

SWD r.020212

STATUTORY WARRANTY DEED

Nathele May Gitnes,

Grantor(s), hereby convey and warrant to

Theodore E. Siemens, Trustee of The Theodore E. Siemens Living Trust, Dated November 24, 1992,

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:

Beginning on Pine Street at the corner of Lots 6 and 7 in Block 19 ORIGINAL TOWN of Klamath Falls (formerly Linkville), Oregon; thence Southwesterly along the Southerly line of Pine Street 55 feet; thence Southeasterly at right angles 112 feet; thence Northeasterly parallel with Pine Street 55 feet to the line between Lots 6 and 7; thence Northwesterly along the Northeast side of Lot 6, 112 feet to the place of beginning, being 55 feet off the Northeasterly side of Lot 6 in said Block 19, Town of Klamath Falls, Oregon.

The true and actual consideration for this conveyance is **\$84,000.00**.

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:

420000

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 11th day of December, 2013

Nathele May Gitnes
Nathele May Gitnes

State of Oregon
County of Klamath

This instrument was acknowledged before me on Dec 11, 2013 by Nathele May Gitnes.



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