

AMERITITLE MT091553

Western Title & Escrow

Order Number: 82257

2014-000387

Klamath County, Oregon

01/16/2014 09:00:55 AM

Fee: \$47.00

Grantor
Roger D. King Katherine A. King 38253 Boscage Lane Springfield, OR 97478
Grantee
Daniel E. Aldrich Sharon K. Aldrich 20550 SW Illinois Lane Beaverton, OR 97007
Until a change is requested, all tax statements shall be sent to the following address:
Daniel E. Aldrich Sharon K. Aldrich 20550 SW Illinois Lane Beaverton, OR 97007

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Roger D. King and Katherine A. King, Grantors convey and warrant to Daniel E. Aldrich and Sharon K. Aldrich, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 6 in Block 3 of TRACT No. 1052, CRESCENT PINES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Account: 147415

Map & Tax Lot: 2407-018D0-01400-000

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 \$179,000.00. (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 24 day of December, 2013

Roger D. King

Roger D. King

Katherine A. King

Katherine A. King

MT

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

This Instrument was acknowledged before me on this 24 day of December, 2013 by **Roger D. King** and **Katherine A. King**



Notary Public for the State of Oregon

My commission expires: 9/23/2017

