



2014-000459
Klamath County, Oregon
01/17/2014 02:22:56 PM
Fee: \$47.00

After recording return to:

WILLIAM RAUL

11233 Horizon St.

Midland, OR 97634

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

WILLIAM RAUL

11233 Horizon St.

Midland, OR 97634

Escrow No. MT99754-DS

Title No. 0099754

SWD r.020212

STATUTORY WARRANTY DEED

DIANN F. ALTENBURG AND ROLAND M. ALTENBURG, TRUSTEES OF THE DIANN F. ALTENBURG 2003 TRUST UDA 12-16-03 AND ROLAND M. ALTENBURG AND DIANN F. ALTENBURG, TRUSTEES OF THE ROLAND ALTENBURG 2003 TRUST UDA 12-16-03,

Grantor(s), hereby convey and warrant to

WILLIAM RAUL and JENNIFER DAWN FOX RAUL, as tenants by the entirety,

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 6 in Block 1 of MIDLAND HILLS ESTATES, 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 **\$184,000.00**.

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:

ATM

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 13 day of January, 2014

THE DIANN F. ALTENBURG 2003 TRUST UDA 12-16-03

BY: Diann F. Altenburg
DIANN F. ALTENBURG, TRUSTEE

BY: Roland M. Altenburg
ROLAND M. ALTENBURG, TRUSTEE

THE ROLAND M. ALTENBURG 2003 TRUST UDA 12-16-03

BY: Roland M. Altenburg
ROLAND M. ALTENBURG, TRUSTEE

BY: Diann F. Altenburg
DIANN F. ALTENBURG, TRUSTEE

State of Idaho 182
County of Boone

This instrument was acknowledged before me on January 13, 2014 by DIANN F. ALTENBURG AND ROLAND M. ALTENBURG, TRUSTEES OF THE DIANN F. ALTENBURG 2003 TRUST UDA 12-16-03 AND AS TRUSTEES OF THE ROLAND ALTENBURG 2003 TRUST UDA 12-16-03.

Mike Schwartz
(Notary Public for Idaho)

My commission expires 11/27/16

