



99701SH

THIS SPACE RESERVED FOR RECORDER'S USE

2014-000804

Klamath County, Oregon

01/29/2014 09:39:04 AM

Fee: \$47.00

After recording return to:

Matthew Leeper

148 S. Rogers Street

Klamath Falls, OR 97601

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

Matthew Leeper

148 S. Rogers Street

Klamath Falls, OR 97601

Escrow No. MT99701-SH

Title No. 0099701

SWD r.020212

### STATUTORY WARRANTY DEED

**Karen Foster, Trustee of the Foster Family Trust Dated November 19, 1986,**

Grantor(s), hereby convey and warrant to

**Matthew Leeper,**

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 16, RIVERSIDE ADDITION to the City of Klamath Falls, 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 **\$99,000.00**.

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:

47amk

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.

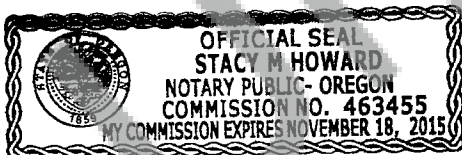
Dated this 27 day of January, 2014

The Foster Family Trust Dated November 19, 1986

BY: Karen Foster, Trustee  
Karen Foster, Trustee

State of Oregon  
County of Klamath

This instrument was acknowledged before me on Jan 27, 2014 by Karen Foster, Trustee of the Foster Family Trust Dated November 19, 1986.



Stacy M Howard  
(Notary Public for Oregon)

My commission expires 11-18-15