

1st 2187710

Western Title & Escrow

Order Number: 82749

2014-000816

Klamath County, Oregon

01/29/2014 03:11:04 PM

Fee: \$47.00

Grantor
Richard G. Mathews Rebecca L. Mathews 222 Roband Lane Roseburg, OR 97471
Grantee
Michael Brown Terri Brown 1600 Crown Avenue Medford, OR 97504
Until a change is requested, all tax statements shall be sent to the following address:
Michael Brown Terri Brown 1600 Crown Avenue Medford, OR 97504

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Richard G. Mathews and Rebecca L. Mathews, Grantors convey and warrant to Michael Brown and Terri Brown, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 127 of TRACT 1318 - GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account:

Map & Tax Lot: 2409-019DA-00200

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 \$67,000.00. (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 31st day of January, 2014

Richard G. Mathews

Rebecca L. Mathews

F.
52.00

State of **Oregon**, County of Douglas ss.

This instrument was acknowledged before me on this 3rd day of January, 2014 by **Richard G. Mathews** and **Rebecca L. Mathews**

Shari Engels
Notary Public for the State of Oregon

My commission expires: 4/18/14

