



2014-001299
Klamath County, Oregon
02/14/2014 11:48:23 AM
Fee: \$52.00

After recording return to:

John Swindle

325 N. 6th Street

Klamath Falls, OR 97601

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

John Swindle

325 N. 6th Street

Klamath Falls, OR 97601

Escrow No. MT99621-CT

Title No. 0099621

SWD r.020212

STATUTORY WARRANTY DEED

Dennis W. Pratt and Janise C. Pratt, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

John Swindle and Mary Swindle, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$37,500.00**.

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:

52amt

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 12 day of Feb., 2014

X Dennis W. Pratt
Dennis W. Pratt

X Janise C. Pratt
Janise C. Pratt

State of Oregon
County of Josephine

This instrument was acknowledged before me on February 12, 2014 by Dennis W. Pratt and Janise C. Pratt.

Melissa A. Forsythe
(Notary Public for Oregon)

My commission expires 4-27-2016



EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lots 5 and 6, Block 41, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning on the East line of Sixth Street in the City of Klamath Falls, Oregon, at a point distant 35 feet Southeasterly from the intersection of the Southerly line of Washington Street with the said line of Sixth Street; thence Northeasterly parallel with Washington Street 90 feet; thence Southeasterly and parallel with Sixth Street 49 feet; thence Southwesterly parallel with Washington Street, 90 feet to the East line of Sixth Street; thence Northwesterly along said line of Sixth Street 49 feet to the place of beginning.