



THIS SPACE RESERVED FOR RECORD

2014-001656
Klamath County, Oregon
02/26/2014 08:58:19 AM
Fee: \$47.00

After recording return to:

Deborah Lee Rodgers

347 Pacific Terrace

Klamath Falls, OR 97601

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

Deborah Lee Rodgers

347 Pacific Terrace

Klamath Falls, OR 97601

Escrow No. MT99427-CT

Title No. 0099427

SWD r.020212

STATUTORY WARRANTY DEED

Kathryn A. Hunter,

Grantor(s), hereby convey and warrant to

Deborah Lee Rodgers,

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 1, Block 43, HOT SPRINGS 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 **\$136,000.00**.

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:

\$47

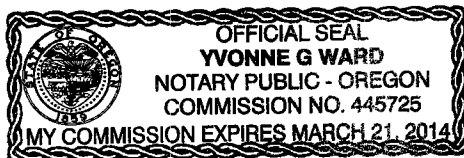
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

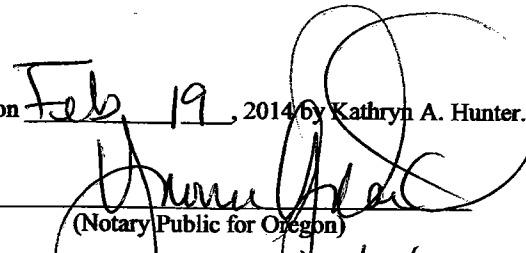
Dated this Feb day of 19th 2014


Kathryn A. Hunter

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb 19, 2014 by Kathryn A. Hunter.




(Notary Public for Oregon)
My commission expires 3/21/14