

184 2211013 - MT



After recording return to:
David Reid and Sherry Arnott
4255 Frieda Ave
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
David Reid and Sherry Arnott
4255 Frieda Ave
Klamath Falls, OR 97603

File No.: 7021-2211013 (MT)
Date: February 19, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

2014-001731

Klamath County, Oregon

02/28/2014 11:04:50 AM

Fee: \$47.00

STATUTORY WARRANTY DEED

Daniel L Rider and Jennifer G Rider as tenants by the entirety, Grantor, conveys and warrants to **David Reid and Sherry Arnott as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 2 of Land Partition 47-05, said Land Partition being a replat of Parcel 2 of Land Partition 3-04, said Land Partition being situated in the S1/2 NW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for ingress, egress and utilities over, under and across the East 15 feet of Parcel 1 of said Land Partition 3-04.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$28,000.00**. (Here comply with requirements of ORS 93.030)

F.
32.00

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 24 day of Feb, 2014.

Daniel L Rider
Daniel L Rider

Jennifer G Rider
Jennifer G Rider

STATE OF

Oregon

Virginia (ma)
) ss.
County of Klamath
Franklin)

County of

Klamath

This instrument was acknowledged before me on this 24th day of February, 2014
by **Daniel L Rider and Jennifer G Rider.**

[Signature]
Notary Public for Oregon

Virginia (ma)

My commission expires: Feb. 28, 2014



TIFFANY M FAW
Notary Public
Commonwealth of Virginia
Reg. #7359592
My Commission Exps. Feb. 28, 2014



TIFFANY M FAW
Notary Public
Commonwealth of Virginia
Reg. #7359592
My Commission Exps. Feb. 28, 2014