



THIS SPACE RESERVED FOR

2014-001734
Klamath County, Oregon
02/28/2014 12:07:19 PM
Fee: \$47.00

After recording return to:

Cathy Clearman

PO Box 594

Klamath Falls, OR 97601

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

Cathy Clearman

PO Box 594

Klamath Falls, OR 97601

Escrow No. MT100081SH

Title No. 0100081

SWD r.020212

STATUTORY WARRANTY DEED

Johan Deutscher and Alexis Deutscher, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Cathy Clearman,

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:

Lots 13, 14, 15, 16, 17 and 18 in Block 34 of MOUNTAIN VIEW 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 **\$351,000.00**.

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:

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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 27th day of February, 2014.

(v)

Johan Deutscher

State of Washington

County of Thurston

(x)

Alexis Deutscher

On this day personally appeared before me Johan Deutscher and Alexis Deutscher to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 27th day of February, 2014.

Ramoncito Q. Metra

Printed Name: Ramoncito Q. Metra

Notary Public in and for the State of
Washington residing at Thurston County

My appointment expires May 21, 2015

Notary Public
State of Washington
Ramoncito Q. Metra
Commission Expires 05-21-15