

2014-001769

Klamath County, Oregon

03/03/2014 08:55:50 AM

Fee: \$57.00

**Recording Requested By
First American Title OFS**

Return to: First American Title- Santa Ana, 3 Hutton Centre Drive, Suite 450, Santa Ana, CA 92707

Until a change is requested, please forward all tax statements to: Mr. James L. Skinner, 5966 Delaware Avenue, Klamath Falls, OR 97603

Tax Assessor's Account No. R508711

122034

STATUTORY WARRANTY DEED

JAMES L. SKINNER and TERESA L. SKINNER, husband and wife, hereinafter referred to as "Grantor", whose mailing address is 5966 Delaware Avenue, Klamath Falls, OR 97603, does hereby convey and warrant, unto JAMES L. SKINNER, a married man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is 5966 Delaware Avenue, Klamath Falls, OR 97603, the following lands and property together with all improvements located thereon, in the County of Klamath, State of Oregon, to wit:

The East 50 feet of the West 150 feet of Lots 7 and 8, Homeland Tracts No. 2, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Prior Recorded Document Reference:

_____ Deed: Recorded: _____; Document No.: _____

Street Address of Real Property: 5966 Delaware Avenue, Klamath Falls, OR 97603

The true and actual consideration paid for this transfer in terms of dollars is \$10.00.

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 33370**

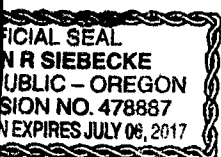
SUBJECT TO:

1. Taxes for the fiscal year _____, a lien due, but not yet payable.
2. 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.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

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.

IN WITNESS WHEREOF, the said Grantor, has executed this Statutory Warranty Deed this 18 day of Feb, 2014.




JAMES L. SKINNER

Prepared by Deeds on Demand, PC

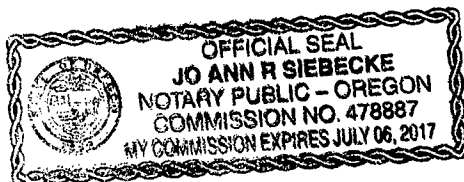
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STATE OF OREGON)
COUNTY OF KLAMATH ss.

The foregoing instrument was acknowledged before me this 18th day of
FEBRUARY, 20 14 by JAMES L. SKINNER.

Joann R. Siebecke
Notary Public
JOANN R. SIEBECKE
Print Name
My Commission expires: 7.6.17

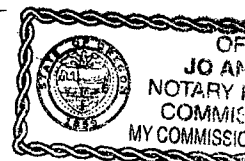


Teresa L. Skinner
TERESA L. SKINNER

STATE OF OREGON)
COUNTY OF KLAMATH ss.

The foregoing instrument was acknowledged before me this 18th day of
FEBRUARY, 20 14 by TERESA L. SKINNER.

Joann R. Siebecke
Notary Public
JOANN R. SIEBECKE
Print Name
My Commission expires: 7.6.17



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EXHIBIT 'A'

File No.: **11065-122034 (JA)**

Property: **5966 Delaware Avenue, Klamath Falls, OR 97603**

**THE EAST 50 FEET OF THE WEST 150 FEET OF LOTS 7 AND 8, HOMELAND TRACTS NO. 2,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.**

A.P.N. R508711