



2014-001947

Klamath County, Oregon

03/07/2014 11:57:16 AM

Fee: \$47.00

After recording return to:

Zachary W. Webb

5844 Mack Avenue

Klamath Falls, OR 97603

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

Zachary W. Webb

5844 Mack Avenue

Klamath Falls, OR 97603

Escrow No. MT99975-SH

Title No. 0099975

SWD r.020212

STATUTORY WARRANTY DEED

William Derrek Ellena and Rilee S. Ellena, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Zachary W. Webb and Tillie A. Webb, 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:

Parcel 3 of Land Partition 66-92 being a portion of Lots 25, 26 and 27 of HOMELAND TRACTS NO. 2, 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 **\$155,000.00**.

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 HWT

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 5th day of MARCH, 2014.

William Derrek Ellena
William Derrek Ellena

Rilee S. Ellena
Rilee S. Ellena

State of Oregon
County of ~~Klamath~~

Deerhut

This instrument was acknowledged before me on Mar 5th, 2014 by William Derrek Ellena and Rilee S. Ellena.

Carla J. Cahail
(Notary Public for Oregon)

My commission expires 9-19-17

