



THIS SPACE RESERVED FOR R

2014-002294
Klamath County, Oregon
03/18/2014 10:51:00 AM
Fee: \$47.00

After recording return to:

Lance Waack

20606 Merrill Pit Rd.

Klamath Falls, OR 97603

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

Lance Waack

20606 Merrill Pit Rd.

Klamath Falls, OR 97603

Escrow No. MT100276SH

Title No. 0100276

SWD r.020212

STATUTORY WARRANTY DEED

Barbara J. Dean,

Grantor(s), hereby convey and warrant to

Lance Waack and Heather D. Waack, 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:

Lot 5, in Block 11 of ORIGINAL TOWN OF MERRILL, 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 **\$55,000.00**.

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:

\$47.00

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 17 day of March, 2014

Barbara J. Dean
Barbara J. Dean

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 17, 2014 by Barbara J. Dean.



Howard
(Notary Public for Oregon)

My commission expires 11-18-15