



MT100456SH

THIS SPACE RESERVED FOR

2014-002779

Klamath County, Oregon

03/31/2014 03:04:37 PM

Fee: \$47.00

After recording return to:

THOMAS PATRICK JEWELL

801 California Ave.

Klamath Falls, OR 97601

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

THOMAS PATRICK JEWELL

801 California Ave.

Klamath Falls, OR 97601

Escrow No. MT100456SH

Title No. 0100456

SWD r.020212

STATUTORY WARRANTY DEED

JOE CARSON and BILL JENNINGS,

Grantor(s), hereby convey and warrant to

THOMAS PATRICK JEWELL,

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:

The S1/2 of Lot 10, Block 100, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$35,000.00**.

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:

4 pmt

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 28 day of March, 2014.

Joe Carson
JOE CARSON

Bill Jennings
BILL JENNINGS

BY Bill Jennings his atty in fact
BILL JENNINGS, HIS ATTORNEY IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3-28-, 2014 by BILL JENNINGS AS ATTORNEY IN FACT FOR JOE CARSON and BILL JENNINGS.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

