

1st 2230988



After recording return to:
Richard Jon Carey
2509 SE Laurel Street
Milwaukie, OR 97267

Until a change is requested all tax
statements shall be sent to the
following address:
Richard Jon Carey
2509 SE Laurel Street
Milwaukie, OR 97267

File No.: 7072-2230988 (CRW)
Date: April 04, 2014

2014-003115

Klamath County, Oregon

04/09/2014 08:54:56 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Edwin Rudolph Evenson, Grantor, conveys and specially warrants to **Richard Jon Carey**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lots 2 and 46, Block 30 of Oregon Pines Subdivision, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. 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.

The true consideration for this conveyance is **\$4,000.00**. (Here comply with requirements of ORS 93.030)

f.
52.00

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 7 day of April, 2014.

Edwin Rudolph Evenson
Edwin Rudolph Evenson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 7 day of April, 2014
by **Edwin Rudolph Evenson**.

Lynda West

Notary Public for Oregon
My commission expires: 2-10-17

