



THIS SPACE RESERVED FOR

**2014-003156**  
Klamath County, Oregon  
04/10/2014 10:39:56 AM  
Fee: \$47.00

After recording return to:

Melvin E. Nowak

PO Box 353

Merrill, OR 97633

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

Melvin E. Nowak

PO Box 353

Merrill, OR 97633

Escrow No. MT100440CT

Title No. 0100440

SWD r.020212

### STATUTORY WARRANTY DEED

**Kenneth L. Dencer and Patricia A. Dencer, Trustees of The Dencer Family Trust,**

Grantor(s), hereby convey and warrant to

**Melvin E. Nowak and Deborah A. Nowak, 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:

Lots 5 through 8 inclusive, Block 5, Lots 1 through 8 inclusive, Block 6 and Lots 1 through 4 inclusive Block 7,  
TOWNSITE OF CLINTON, 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 **\$270,000.00**.

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:

4700amt

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

The Dencer Family Trust

BY:

Kenneth L. Dencer, Trustee  
Kenneth L. Dencer, Trustee

BY:

Patricia A. Dencer, Trustee  
Patricia A. Dencer, Trustee

Patricia

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 28, 2014 by Kenneth L. Dencer and Patricia A.  
Dencer, Trustees of The Dencer Family Trust.

Cherice J. Treasure

(Notary Public for Oregon)

My commission expires

6/17/2016

