



2014-003378
Klamath County, Oregon
04/15/2014 02:20:57 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Jeffrey E Tracy
1787 Dawn Dr
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Jeffrey E Tracy
1787 Dawn Dr
Klamath Falls, OR 97603

File No.: 7021-2173537 (ALF)
Date: October 31, 2013

STATUTORY WARRANTY DEED

Chris W Long and Brooke A Long as tenants by the entirety, Grantor, conveys and warrants to **Jeffrey E Tracy**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

A portion of Lot 10 in Block 12, FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 10; thence East on the North line of said lot a distance of 110 feet to the Northeast corner thereof; thence South on the East line of said lot a distance of 74 feet; thence West to a point on the West line of said lot, said point being South 70 feet from the Northwest corner thereof; thence North a distance of 70 feet to the point of beginning.

Subject to:

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 **\$125,000.00**. (Here comply with requirements of ORS 93.030)

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 11 day of April, 2014.

Chris Long by Brooke Long
Chris W Long
as attorney in fact.

Brooke Long
Brooke A Long

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 11 day of April, 2014
by **Chris W Long and Brooke A Long.**

by Brooke A Long
as attorney in
fact

Adrien Fleeck

Notary Public for Oregon
My commission expires:

12-3-14

