

15122294614MT



After recording return to:
Terry F Graham and Joyce A Graham
4631 Summers Lane
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Terry F Graham and Joyce A Graham
4631 Summers Lane
Klamath Falls, OR 97603

File No.: 7021-2229461 (MT)
Date: March 27, 2014

2014-003805

Klamath County, Oregon

04/22/2014 02:34:30 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Stephen James Rowe, as Affiant in the Small Estate of Lois Marjorie Rowe, Deceased No. 1204590CV, Klamath County, Grantor, conveys and warrants to Terry F Graham and Joyce A Graham, husband and wife as tenants by the entirety, 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:

Lots 3 and 17 and the Southerly 100.2 feet of Lot 18, VILLA SAINT CLAIR. ALSO, a portion of Lot 2, VILLA SAINT CLAIR, more particularly described as follows: A strip of land 7.0 feet wide North and South and 125.0 feet long East and West out of Lot 2, beginning in the Southwest corner of said Lot and parallel to the South boundary of said Lot 125.0 feet.

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 **\$110,000.00**. (Here comply with requirements of ORS 93.030)

1st 47-

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.

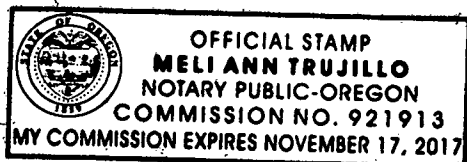
Dated this 18 day of April, 2014.

Stephen James Rowe, as Affiant of the
Estate of Lois Marjorie Rowe, deceased

Stephen James Rowe, affiant
Stephen James Rowe, Affiant

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 18th day of April, 2014
by as of Stephen James Rowe, as Affiant of the Estate of Lois Marjorie Rowe, deceased, on behalf of the



Meli Ann Trujillo

Meli Ann Trujillo

Notary Public for Oregon

My commission expires: November 17, 2017