



MT100612DS

THIS SPACE RESERVED FOR RECORDER'S USE

2014-003821

Klamath County, Oregon

04/23/2014 08:54:30 AM

Fee: \$47.00

After recording return to:

ROBERT L. STRAITT II

434 PELICAN STREET

KLAMATH FALLS, OR 97601

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

ROBERT L. STRAITT II

434 PELICAN STREET

KLAMATH FALLS, OR 97601

Escrow No. MT100612DS

Title No. 0100612

SWD r.020212

STATUTORY WARRANTY DEED

ANITA DEVI KALLEPPAN,

Grantor(s), hereby convey and warrant to

ROBERT L. STRAITT II,

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:

Lot 20, Block 17, Tract No. 1027, MT. SCOTT MEADOW situated in Section 12, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$3,500.00**.

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:

\$47.00

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 17th day of April, 2014

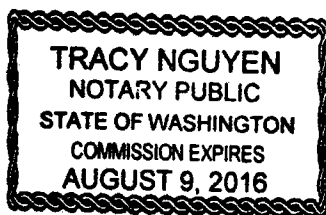
Anita Devi Kalleppan
ANITA DEVI KALLEPPAN

State of Washington

County of SNYHOMISH

On this day personally appeared before me ANITA DEVI KALLEPPAN to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 17th day of April, 2014.



Tracy Nguyen
Printed Name:

Notary Public in and for the State of
Washington residing at Everett, WA

My appointment expires August 9, 2016