



MT100399MS

THIS SPACE RESERVED FOR RECORDER'S USE

**2014-003844**  
Klamath County, Oregon  
04/23/2014 11:00:00 AM  
Fee: \$47.00

After recording return to:

Shawn M. Roetman

5281 Bartlett Avenue

Klamath Falls, OR 97603

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

Shawn M. Roetman

5281 Bartlett Avenue

Klamath Falls, OR 97603

Escrow No. MT100399MS

Title No. 0100399

SWD r.020212

### STATUTORY WARRANTY DEED

**Vance A. Thomas and Susan L. Thomas, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Shawn M. Roetman,**

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 2 in Block 1 of TRACT NO. 1035, GATEWOOD, according to the official plat thereof on file in the office  
of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$160,000.00**.

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:

\$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 20<sup>th</sup> day of April 2014

Vance A. Thomas  
Vance A. Thomas

Susan L. Thomas  
Susan L. Thomas

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 4/22, 2014 by Vance A. Thomas and Susan L. Thomas.

[Signature]  
(Notary Public for Oregon)

My commission expires 12/20/14

