

RECORDING REQUESTED BY:  
Ticor Title Company of Oregon  
1555 E. McAndrews, Suite 100  
Medford, OR 97504

2014-004125

Klamath County, Oregon

04/30/2014 02:43:59 PM

Fee: \$52.00

GRANTOR:  
Catherine Elizabeth Gardner Malmbro  
and Stefan Malmbro, As Tenants by the Entirety  
Vastergatan 16  
447 33 Vargarda, Sweden

GRANTEE:  
James D. West  
168 Juniper St SE  
Mill City, OR 97360

SEND TAX STATEMENTS TO:  
James D. West  
168 Juniper St SE  
Mill City, OR 97360

AFTER RECORDING RETURN TO:  
James D. West  
168 Juniper St SE  
Mill City, OR 97360

Escrow No: 470314033697-TTJA37

Fox Hollow Subdivision Block 4 Lots 2 and 3  
Rocky Point, OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

CATHERINE ELISABETH MALMBRO WHO ACQUIRED TITLE AS  
Catherine Elizabeth Gardner Malmbro  
and Stefan Malmbro, As Tenants by the Entirety, Grantor, conveys and warrants to

James D. West, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 2 and 3 in Block 4 of FOX HOLLOW, 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 \$10,000.00. (See ORS 93.030)

**Subject to and excepting:**

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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

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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: \_\_\_\_\_

\_\_\_\_\_  
Catherine Elizabeth Gardner Malmbro

\_\_\_\_\_  
Stefan Malmbro

State of \_\_\_\_\_

COUNTY of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_

by \_\_\_\_\_



\_\_\_\_\_  
Notary Public - State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

See attached  
for signatures and  
notary

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: 2014-04-14

  
Catherine Elisabeth Gardner Malmbro  
S  
  
Stefan Malmbro

State of KINGDOM OF SWEDEN  
CITY OF STOCKHOLM } SS:  
EMBASSY OF THE  
COUNTY of UNITED STATES OF AMERICA

This instrument was acknowledged before me on April 14, 2014

by Catherine Elisabeth Malmbro and Stefan Malmbro  
(Roy Stefan Malmbro)

  
Notary Public - State of \_\_\_\_\_ Jasmine L. Weldon  
Professional Adjudication Specialist

My commission expires: Indefinitely

