

AMERITITLE
100319

2014-004594
Klamath County, Oregon
05/06/2014 02:54:26 PM
Fee: \$47.00

RECORDING REQUESTED BY:

Ticor Title Company of Oregon
744 NE 7th Street
Grants Pass, OR 97526

GRANTOR:

Chester R. Langley and Loretta F. Langley
4539 Southside Expressway
Klamath Falls, OR 97603

GRANTEE:

Karen R. Keller and Cheryl L. Mohme Not as
Tenants in Common but with Right of
Survivorship
177 S 25th Ave
Cornelius, OR 97113-7155

SEND TAX STATEMENTS TO:

Karen R. Keller and Cheryl L. Mohme
4539 Southside Expressway
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Karen R. Keller and Cheryl L. Mohme
4539 Southside Expressway
Klamath Falls, OR 97603

Escrow No: 470314033692-TTJA26

4539 Southside Expressway
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

FAYE

Chester R. Langley and Loretta F. Langley, Grantor, conveys and warrants to

Karen R. Keller and Cheryl L. Mohme Not as Tenants in Common but with Right of Survivorship, 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:

Lot 1 of ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the United States of America, recorded in Volume 99, page 481, Deed Records of Klamath County, Oregon. ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by deed recorded July 6, 1977 in Volume M77, page 11849, Microfilm Records of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$156,000.00. (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.

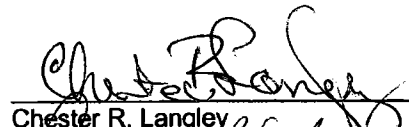
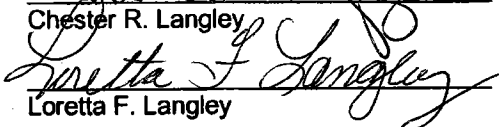
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2

470314033692-TTJA26
Deed (Warranty-Statutory)

4700
ant

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: April 30, 2014



Chester R. Langley

Loretta F. Langley

State of OREGON

COUNTY of Klamath

This instrument was acknowledged before me on April 30, 2014

by Chester R. Langley and Loretta Faye Langley AKA LORETTA F. LANGLEY 

 Notary Public - State of Oregon
My commission expires: 2/5/2015

