

1812247976 MT



After recording return to:
Chris Wayne
3630 Cahulla Circle
Chiloquin, OR 97624

Until a change is requested all tax
statements shall be sent to the
following address:
Chris Wayne
3630 Cahulla Circle
Chiloquin, OR 97624

File No.: 7021-2247976 (MT)
Date: May 07, 2014

2014-005167

Klamath County, Oregon

05/13/2014 02:13:56 PM

Fee: \$47.00

THIS SPACE RESERVED FOR REC

STATUTORY WARRANTY DEED

Steven A Lundgren and Cynthia A Lundgren as tenants by the entirety, Grantor, conveys and warrants to **Chris Wayne**, 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:

Lot 19, Block 6, Latakomie Shores, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$11,500.00**. (Here comply with requirements of ORS 93.030)

1812247-

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 10 day of May, 2014.

Steven A. Lundgren
Steven A Lundgren

Cynthia A. Lundgren
Cynthia A Lundgren

STATE OF Washington)
)ss.
County of)

This instrument was acknowledged before me on this 10 day of May, 2014
by **Steven A Lundgren and Cynthia A Lundgren.**

Britnie Fritzler

Notary Public for Washington
My commission expires:

