



THIS SPACE RESERVED FOR RECORDER'S USE

2014-005266
Klamath County, Oregon
05/16/2014 08:51:25 AM
Fee: \$47.00

After recording return to:

Annette G. Russell

3146 Maryland Avenue

Klamath Falls, OR 97603

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

Annette G. Russell

3146 Maryland Avenue

Klamath Falls, OR 97603

Escrow No. MT100769SH

Title No. 0100769

SWD r.020212

STATUTORY WARRANTY DEED

John E. Clark and Ann M. Clark,

Grantor(s), hereby convey and warrant to

Annette G. Russell,

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:

The E1/2 of Tract 7, Block 5, FIRST ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Northerly 5 feet thereof for the widening of Maryland Avenue.

The true and actual consideration for this conveyance is **\$85,000.00**.

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:

4700
amt.

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 12 day of MAY, 2014

John E. Clark
John E. Clark

Ann M. Clark
Ann M. Clark

State of Oregon
County of Klamath

This instrument was acknowledged before me on May 12, 2014 by John E. Clark and Ann M. Clark.

Jenny A. Brazil
(Notary Public for Oregon)

My commission expires 2/5/2015

