

1st 2248430



After recording return to:
Anthony T Ondracek and Sarah L
Ondracek
2008 Valeri Drive
Newberg, OR 97132

Until a change is requested all tax
statements shall be sent to the
following address:
Anthony T Ondracek and Sarah L
Ondracek
2008 Veleri Drive
Newberg, OR 97132

File No.: 1032-2248430 (CCB)
Date: May 02, 2014

2014-005278

Klamath County, Oregon

05/16/2014 10:59:55 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECO

STATUTORY WARRANTY DEED

Douglas Lee Green, Grantor, conveys and warrants to **Anthony T Ondracek and Sarah L Ondracek**, 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 8 in Block 16 Tract 1042, Two Rivers North, 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 **\$20,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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 12th day of MAY, 2014.

Douglas Lee Green
Douglas Lee Green

STATE OF ~~Oregon~~ Utah)
)ss.
County of ~~Klamath~~ Salt Lake)

This instrument was acknowledged before me on this 12 day of May, 2014
by **Douglas Lee Green**.

[Signature]
Notary Public for ~~Oregon~~ Utah
My commission expires: 9/19/2016

