



THIS SPACE RESERVED FOR RECORDER'S USE

2014-005341
Klamath County, Oregon
05/19/2014 09:53:24 AM
Fee: \$52.00

After recording return to:

Cyndee N. Ohler

1610 Gary Street

Klamath Falls, OR 97603

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

Cyndee N. Ohler

1610 Gary Street

Klamath Falls, OR 97603

Escrow No. MT100570SH

Title No. 0100570

SWD r.020212

STATUTORY WARRANTY DEED

Brian S. Gross and Sarah A. Gross, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Cyndee N. Ohler,

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:

Lots 33 and 34, NEW DEAL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$125,000.00**.

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:

\$55,000

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 15 day of May, 2014.

Brian S. Gross
Brian S. Gross

Sarah A. Gross
Sarah A. Gross

State of North Carolina
County of Mecklenburg

This instrument was acknowledged before me on May 15, 2014 by Brian S. Gross and Sarah A. Gross.

Jennifer Hubbard
(Notary Public)

My commission expires 04/07/2018
Jennifer Hubbard

See next page, being recorded to complete the notary acknowledgement.





Statutory
Warranty
Deed

The following document MUST be signed in the
presence of a Notary!!!

Please make sure to sign EXACTLY as your name
appears!!!

☆☆ **Attention Notary Public** ☆☆

PLEASE NOTE: If you use an attached certificate you must affix your notary seal so
that it rests half on the certificate and half on the signer's page. Make sure a whole
impression is also stamped on the certificate.

Your notary seal, embossed or stamped must be printed in its entirety and must not
obscure any printed matter on this document. Failure to comply may cause rejection of
this document by the County Recorder. In the event a problem should arise concerning
the Notarization of this document, the Notary may be contacted by calling:

Name of Notary: Jennifer Hibbard

Phone Number: (704) 948-1536

05/15/2014

Jennifer Hibbard

AmeriTitle
Part Of The JELD-WEN Family

