



THIS SPACE RESERVED FOR

2014-005516
Klamath County, Oregon
05/22/2014 11:54:53 AM
Fee: \$57.00

After recording return to:

David Houtchens

PO Box 1585

Klamath Falls, OR 97601

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

David Houtchens

PO Box 1585

Klamath Falls, OR 97601

Escrow No. MT100847SH

Title No. 0100847

SWD r.020212

STATUTORY WARRANTY DEED

Jody R. Van Meter and Elizabeth E. Van Meter, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

David Houtchens and Abigail R. Houtchens, as tenants by the entirety,

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 property described in Exhibit 'A' attached hereto and made a part hereof

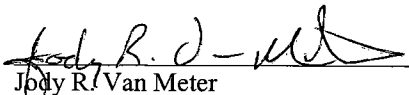
The true and actual consideration for this conveyance is **\$205,000.00**.


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:

\$57.00

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 20 day of May, 2014


Jody R. Van Meter


Elizabeth E. Van Meter

State of Oregon
County of Klamath

This instrument was acknowledged before me on May 20th, 2014 by Jody R. Van Meter ~~and Elizabeth E. Van Meter.~~




(Notary Public for Oregon)

My commission expires 11-18-15

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 20 day of May, 2014

Jody R. Van Meter

Elizabeth E. Van Meter
Elizabeth E. Van Meter

State of Oregon

County of ~~Klamath~~ JACKSON

This instrument was acknowledged before me on MAY 20, 2014 by ~~Jody R. Van Meter and Elizabeth E. Van Meter.~~



Sharon J. Cash
(Notary Public for Oregon)

My commission expires 7-10-17

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 10 and 11 in Block 18, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of Lot 10 described as follows:

Beginning at the Northeasterly corner of Lot 10 in Block 18 of HILLSIDE ADDITION to the City of Klamath Falls and running, thence in a Southwesterly direction along the North boundary line of said Lot 10 a distance of 15 feet; thence in a Southeasterly direction on a line parallel to and 15 feet from the common lot line of Lots 9 and 10 in said Block to the South boundary line of said Lot 10; thence, in a Northeasterly direction on said South boundary line a distance of 15 feet to said common lot line of Lots 9 and 10; thence, in a Northwesterly direction on said common lot line to the point of beginning. Said parcel being the Easterly 15 feet of Lot 10