



THIS SPACE RESERVED FOR R

2014-005727
Klamath County, Oregon
05/29/2014 03:02:50 PM
Fee: \$47.00

After recording return to:

Michael Knothe

P.O. Box 138

Keno, OR 97627

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

Michael Knothe

P.O. Box 138

Keno, OR 97627

Escrow No. MT100685CT

Title No. 0100685

SWD r.020212

STATUTORY WARRANTY DEED

Lottie E. Hildebrand and William T. Simington not as tenants in common, but with right of survivorship,

Grantor(s), hereby convey and warrant to

Michael Knothe and Christine Knothe, 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:

Lot 12, Block 1, OREGON SHORES SUBDIVISION - TRACT NO. 1053, 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 **\$65,000.00**.

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

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 28 day of May 2014

Lottie E. Hildebrand
Lottie E. Hildebrand

William T. Simington
William T. Simington

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 28, 2014 by Lottie E. Hildebrand and William T. Simington.

Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/2015

