

THIS SPACE RESERVED FOR RECORDER'S USE

2014-005998

Klamath County, Oregon 06/06/2014 09:07:47 AM

Fee: \$47.00

After recording return to:

William L. Pederson

5612 Sturdivant Ave.

Klamath Falls, OR 97603

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

William L. Pederson

5612 Sturdivant Ave.

Klamath Falls, OR 97603

Escrow No. MT100929LW

Title No.

0100929

SWD r.020212

STATUTORY WARRANTY DEED

David C. Williams and Marlyn J. Williams, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

William L. Pederson and Shirley N. Pederson, 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 5 in Block 4 of MOYINA MANOR, 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 \$145,000.00.

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:



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.

David C. Williams

State of Oregon County of Klamath

This instrument was acknowledged before me on Williams.

2014 by David C. Williams and Marlyn J.

Williams

(Notary Public for Oregon)

My commission expires

OFFICIAL SEAL ISA LEGGET-WEATHERBY PUBLIC- OREGON COMMISSION NO. 463456 MY COMMISSION EXPIRES NOVEMBER 20, 20