



After recording return to:

Matthew D. Swartz

136343 W Friendly Lane P.O. Box 316

Crescent, OR 97733

2014-006184

Klamath County, Oregon

06/11/2014 01:19:16 PM

Fee: \$47.00

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

Matthew D. Swartz

136343 W Friendly Lane P.O. Box 316

Crescent, OR 97733

Escrow No. SR152673TI

Title No. 0100574

SWD r.020212

### STATUTORY WARRANTY DEED

**Marla Murphy,**

Grantor(s), hereby convey and warrant to

**Matthew D. Swartz,**

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 North one acre of the South three acres of the following described Tract: That real property described as the E1/2, NW1/4, SW1/4, SW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette meridian, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2408-025CO-03600-000**

**Block 25**

The true and actual consideration for this conveyance is **\$55,000.00**.

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:

Return to: AmeriTitle

Return to: AmeriTitle

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.

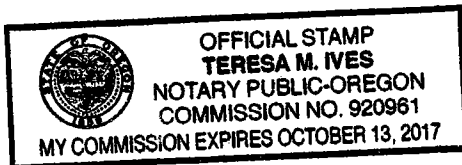
Dated this 4 day of June 2014

Marla Murphy  
Marla Murphy

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on June 4, 2014 by Marla Murphy.

[Signature]  
(Notary Public for Oregon)



My commission expires 10/13/17