



After recording return to:

David Gerhardt

19239 Shoshone Road

Bend, OR 97702

2014-006269

Klamath County, Oregon

06/13/2014 10:21:13 AM

Fee: \$47.00

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

David Gerhardt

19239 Shoshone Road

Bend, OR 97702

Escrow No. SR153539TI

Title No. 0100961

SWD r.020212

STATUTORY WARRANTY DEED

Tom Ellis and Toni Ellis, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

David Gerhardt and Tammie Gerhardt, 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 79, Block 1, Tract 1060, SUN FOREST ESTATES, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.**

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

Property ID 140332

2310-036B0-06100-000

Property ID M880297

M-1137721

The true and actual consideration for this conveyance is **\$86,500.00**.

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:
The logo for AmeriTitle, featuring a stylized 'A' with a triangle inside, followed by the word 'AmeriTitle' in a bold, sans-serif font.

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 11 day of June, 2014

Tom Ellis
Tom Ellis

Toni Ellis
Toni Ellis

State of Oregon
County of ~~Klamath~~ Deschutes

This instrument was acknowledged before me on June 11, 2014 by Tom Ellis and Toni Ellis.

[Signature]
(Notary Public for Oregon)

My commission expires 10/13/17

