



THIS SPACE RESERVED FOR

2014-006442
Klamath County, Oregon
06/18/2014 11:45:42 AM
Fee: \$47.00

After recording return to:

Brandee L. Osborne

4305 Anderson Avenue

Klamath Falls, OR 97603

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

Brandee L. Osborne

4305 Anderson Avenue

Klamath Falls, OR 97603

Escrow No. MT101076CT

Title No. 0101076

SWD r.020212

STATUTORY WARRANTY DEED

Debora S. Hart,

Grantor(s), hereby convey and warrant to

Brandee L. Osborne,

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 31 of VILLA ST. CLAIR, 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 **\$74,900.00**.

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 16th day of June, 2014.

Debora S. Hart
Debora S. Hart

State of Hawaii
County of Hawaii 355

This instrument was acknowledged before me on June 16, 2014 by Debora S. Hart.

[Signature]
(Notary Public)

My commission expires 10/24/14

NOTARY PUBLIC CERTIFICATION

Alia Cabrera-Zuke Third Judicial Circuit

Doc. Description: Statutory
Warranty deed

No. of Pages: 2 Date of Doc. 6/16/14

[Signature] 6/16/14
Notary Signature Date