

187 2245769-ALF



After recording return to:
Josef B Anderson
33339 Witam Bluff Dr
Chiloquin, OR 97624

Until a change is requested all tax
statements shall be sent to the
following address:
Josef B Anderson
33339 Witam Bluff Dr
Chiloquin, OR 97624

File No.: 7021-2245769 (ALF)
Date: April 29, 2014

2014-006913
Klamath County, Oregon
06/30/2014 03:56:07 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William Thomas Crowder and Terri Lyn Crowder who acquired title as Terri Lyn Hayton not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to **Josef B Anderson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 16, BLOCK 4, TRACT NO. 1065 IRISH BEND, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH AN UNDIVIDED 1/90TH INTEREST IN AND TO LOT 12, BLOCK 4, TRACT 1065, IRISH BEND.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$103,000.00**. (Here comply with requirements of ORS 93.030)

f.

52.00

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 27th day of JUNE, 2014.

William Thomas Crowder
William Thomas Crowder

Terri Lyn Crowder
Terri Lyn Crowder

STATE OF OREGON)
County of WASHINGTON) ss.

This instrument was acknowledged before me on this 27th day of JUNE, 2014
by **William Thomas Crowder and Terri Lyn Crowder.**

Karen L McCabe
Notary Public for OREGON
My commission expires: 3/16/15

