2014-007058

Klamath County, Oregon 07/03/2014 08:55:36 AM

Fee: \$47.00

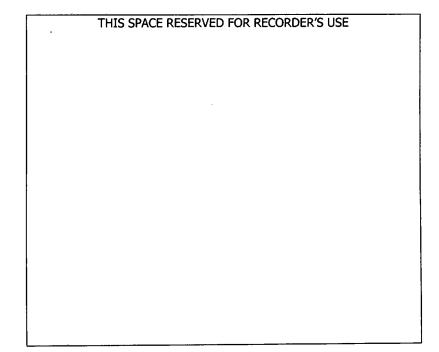


After recording return to: Robert N Reynolds 1834 Benson Ave Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address: Robert N Reynolds 1834 Benson Ave Klamath Falls, OR 97601

File No.: 7021-2268914 (ALF)

Date: June 10, 2014



STATUTORY WARRANTY DEED

Donald G Boyd and Julie A Boyd, husband and wife, Grantor, conveys and warrants to **Robert N Reynolds**, 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:

LOTS 7, 8 AND 9 IN BLOCK 37 OF MOUNTAIN VIEW ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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.
- 2. 2014/2015 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is \$259,900.00. (Here comply with requirements of ORS 93.030)



MY COMMISSION EXPIRES NOVEMBER 17, 2017

File No.: 7021-2268914 (ALF)

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	<u></u> day of	nely,	, 20 <u>/</u> 2.	
Donald G Boyo	<u> </u>		Julie & Boyd	a. Borg
STATE OF Ore	egon))ss.		
County of Kla	math)	nd 1 1	. 1
	vas acknowledged be yd and Julie A Boyd	fore me on this $ ilde{ ot ightarrow}$		Luglo
MELI	PUBLIC-OREGON SION NO. 921913	Notary Public My commissio	for Oregon on expires: Novenu	Der 17,2017