

2014-007214

Klamath County, Oregon

07/09/2014 03:19:45 PM

Fee: \$47.00

187 2242540-MT



After recording return to:
Samantha Jeene Yates
1554 Derby St
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Samantha Jeene Yates
1554 Derby St
Klamath Falls, OR 97603

File No.: 7021-2242540 (MT)
Date: April 23, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Vicky Bockelman, Grantor, conveys and warrants to **Samantha Jeene Yates**, 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:

All that real property situated in Klamath County, Oregon, described as follows:

All that portion of Lot 8 in Block 2 of Bryant Tracts described as follows: Beginning at the Northwest corner of said Lot 8 and running thence West along the North line of said lot, 143 feet, more or less, to the corner of the drain ditch as now constructed, thence in a Southwesterly direction following the center of the drain ditch of the South line of said Lot 8; thence East along the South line of said lot 170 feet, more or less, to the Southeast corner of said lot; thence North along the East line of said lot to the place of beginning, in 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 **\$83,500.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

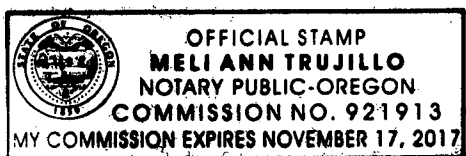
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 8 day of 7, 2014.

Vicky Bockelman
Vicky Bockelman

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 8th day of July, 2014
by **Vicky Bockelman**.



Meli Ann Trujillo
Notary Public for Oregon
My commission expires: November 17, 2017