



THIS SPACE RESERVED FOR RECORD

2014-007290
Klamath County, Oregon
07/11/2014 11:50:44 AM
Fee: \$47.00

After recording return to:

BRIAN HANSEN

PO BOX 766

KENO, OR 97627

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

BRIAN HANSEN

PO BOX 766

KENO, OR 97627

Escrow No. **MT101275DS**

Title No. **0101275**

SWD r.020212

STATUTORY WARRANTY DEED

FIRST COMMUNITY CREDIT UNION,

Grantor(s), hereby convey and warrant to

BRIAN HANSEN and CAROL HANSEN, 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:

PARCEL 1:

Lot 24, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND ALSO beginning at the Southeast corner of Lot 24 in Block 13 of Fairview Addition; thence North 50 feet; thence East 44 feet; thence South 50 feet; thence West 44 feet to the plat of beginning, being a portion of the NW 1/4 SE 1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The Northerly 40 feet of Lot 25, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and ALSO:

Beginning at the Northeast corner of Lot 25, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, Klamath County, Oregon, thence Easterly along the Northerly line extended of said Lot 25 a distance of 44 feet; thence Southerly parallel to the Easterly line of said Lot 25 a distance of 40 feet; thence Westerly parallel to said Northerly line of Lot 25 extended a distance of 44 feet to the Easterly line of said Lot 25; thence Northerly along the Easterly line of said Lot 25 to the point of beginning.

The true and actual consideration for this conveyance is **\$35,000.00**.

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:

2014-2015 Real Property Taxes a lien not yet due and payable.

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 9 day of July, 2014.

FIRST COMMUNITY CREDIT UNION

BY: Sherrye Ketchepaw
SHERRYE KETCHPAW, ADMINISTRATIVE
ASST.

State of Oregon
County of Josephine

This instrument was acknowledged before me on 9th July, 2014 by SHERRYE KETCHPAW, Administrative Assistant for FIRST COMMUNITY CREDIT UNION.

Kelley Gibson
(Notary Public for Oregon)

My commission expires March 9-2018

