

**2014-007456**

Klamath County, Oregon

07/15/2014 03:18:12 PM

Fee: \$57.00

After recording return to:

Charles C. Ehlers

1401 Pacific Terrace

Klamath Falls, OR 97601

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

Charles C. Ehlers

1401 Pacific Terrace

Klamath Falls, OR 97601

Escrow No. MT100773MS

Title No. 0100773

SWD r.020212

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**STATUTORY WARRANTY DEED****Audrey Kay Todd, Gail Eva McNutt and Norma Dee Rice, as tenants in common,**

Grantor(s), hereby convey and warrant to

**Charles C. Ehlers and Maurene W. Ehlers, 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:Lots 9, 10 and 11 in Block 9 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon. Together with that portion of Oregon Avenue vacated by Ordinance No.  
5045, recorded March 16, 1959 in Volume 310, page 496, Deed Records of Klamath County, Oregon.The true and actual consideration for this conveyance is **\$100,000.00**.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.****\$57.00**

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 12th day of July, 2014.

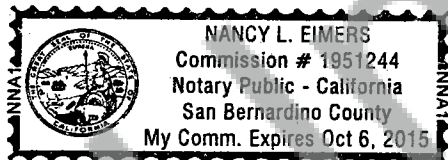
Audrey Kay Todd A.K.T  
Audrey Kay Todd  
Audrey Kay Todd

\_\_\_\_\_  
Gail Eva McNutt

\_\_\_\_\_  
Norma Dee Rice

State of California  
County of San Bernardino

This instrument was acknowledged before me on July 12, 2014 by Audrey Kay Todd.



Nancy L. Eimers  
(Notary Public for California)

My commission expires 10/6/2015

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2014 by Gail Eva McNutt.

\_\_\_\_\_  
(Notary Public for \_\_\_\_\_)

My commission expires \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2014 by Norma Dee Rice.

\_\_\_\_\_  
(Notary Public for \_\_\_\_\_)

My commission expires \_\_\_\_\_

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 14 day of July, 2014.

\_\_\_\_\_  
Audrey Kay Todd

Gail Eva McNutt  
Gail Eva McNutt

\_\_\_\_\_  
Norma Dee Rice

State of \_\_\_\_\_  
County of \_\_\_\_\_

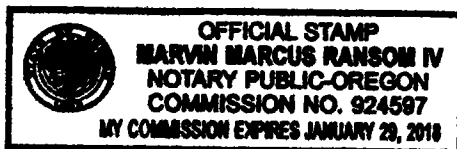
This instrument was acknowledged before me on \_\_\_\_\_, 2014 by Audrey Kay Todd.

\_\_\_\_\_  
(Notary Public for \_\_\_\_\_)

My commission expires \_\_\_\_\_

State of Oregon  
County of Josephine

This instrument was acknowledged before me on July 14, 2014 by Gail Eva McNutt.



Marvin Marcus Ransom IV  
(Notary Public for Oregon)

My commission expires Jan. 29, 2014

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2014 by Norma Dee Rice.

\_\_\_\_\_  
(Notary Public for \_\_\_\_\_)

My commission expires \_\_\_\_\_

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 14th day of July, 2014

Audrey Kay Todd

Gail Eva McNutt



Norma Dee Rice

Norma Dee Rice

State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2014 by Audrey Kay Todd.

(Notary Public for \_\_\_\_\_)

My commission expires \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2014 by Gail Eva McNutt.

(Notary Public for \_\_\_\_\_)

My commission expires \_\_\_\_\_

State of Washington

County of Clark

This instrument was acknowledged before me on July 14, 2014 by Norma Dee Rice.



Carrie L Register  
(Notary Public for WA)

My commission expires August 25, 2015