



**2014-007512**  
Klamath County, Oregon  
07/17/2014 11:01:11 AM  
Fee: \$47.00

After recording return to:

MICHAEL R. KELLEY

4745 CLINTON AVENUE

KLAMATH FALLS, OR 97603

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

MICHAEL R. KELLEY

4745 CLINTON AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT100976DS

Title No. 0100976

SWD r.020212

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**STATUTORY WARRANTY DEED**

**HELEN FRANCES CATER,**

Grantor(s), hereby convey and warrant to

**MICHAEL R. KELLEY,**

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:

Lot 9, Block 5 and a portion of Lot 10, Block 5 of SECOND ADDITION TO BUREKER PLACE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 10; thence Northerly along the line between Lots 9 and 10 in said Block 5 to the Northwest corner of Lot 10; thence Easterly along the North line of Lot 10 a distance of 40 feet to a point; thence Southerly and parallel with the Westerly line of said Lot 10 to the South line of said Lot 10; thence Westerly along the South line of said Lot 10, 40 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$130,000.00**.

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.**

*\$47.00*

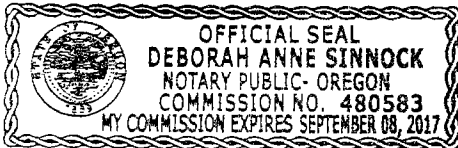
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 15<sup>th</sup> day of July, 2014.

Helen Frances Cater  
HELEN FRANCES CATER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 7-15-, 2014 by HELEN FRANCES CATER.



Deborah Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-17