

**2014-007578****Klamath County, Oregon****07/21/2014 09:32:40 AM****Fee: \$47.00**

After recording return to:

Kari Tremeryn

2504 Hawkins Street

Klamath Falls, OR 97601

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

Kari Tremeryn

2504 Hawkins Street

Klamath Falls, OR 97601

Escrow No. MT101075SH

Title No. 0101075

SWD r.020212

STATUTORY WARRANTY DEED**Patricia R. Holman, Trustee of The Patricia R. Holman Trust U.T.A.D. October 9, 1990,**

Grantor(s), hereby convey and warrant to

Kari Tremeryn,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:

The Southerly 65 feet of Lots 11 and 12, Block 7, BUENA VISTA ADDITION, TOGETHER WITH the vacated 16 feet of Oregon Avenue adjacent to Lots 11 and 12 of Block 7, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$205,000.00**.

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 16th day of July, 2014

Patricia R. Holman Trust U.T.A.D. October 9, 1990

BY: Patricia R. Holman Trustee
Patricia R. Holman, Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on July 16, 2014 by Patricia R. Holman, Trustee of the Patricia R. Holman Trust.

[Signature]
(Notary Public for Oregon)

My commission expires 2/8/16

