

187 2283834-ALF



After recording return to:  
Eric Teo  
524 Sierra Point Rd  
Brisbane, CA 94005

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Eric Teo  
524 Sierra Point Rd  
Brisbane, CA 94005

File No.: 7021-2283834 (ALF)  
Date: July 09, 2014

THIS SPACE RESERVED FOR RECORD

2014-007754

Klamath County, Oregon

07/25/2014 10:05:51 AM

Fee: \$47.00

### STATUTORY WARRANTY DEED

**Stacey A Vaughan and Melanie M Vaughan, husband and wife**, Grantor, conveys and warrants to **Eric Teo**, 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:

**REAL PROPERTY IN THE COUNTY OF KLAMATH, STATE OF OREGON, COMMONLY KNOWN AS 29200 HIGHWAY 140 W, KLAMATH FALLS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, LYING SOUTHWESTERLY OF THE OREGON STATE SECONDARY HIGHWAY DESIGNATED AS LAKE OF THE WOODS HIGHWAY NO. 270.**

**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 **\$144,000.00**. (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 24 day of July, 2014.

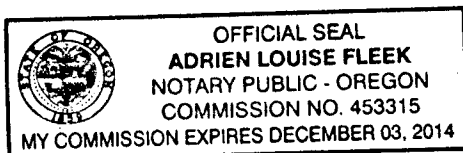
Stacey A Vaughan

Melanie M Vaughan

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 24 day of July, 2014  
by **Stacey A Vaughan and Melanie M Vaughan.**

Adrien Fleeck



Notary Public for Oregon  
My commission expires: 12-3-14