



2014-008113

Klamath County, Oregon

08/05/2014 10:04:16 AM

Fee: \$47.00

After recording return to:

Benjamin K. McKeen

1439 Gary St.

Klamath Falls, OR 97603

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

Benjamin K. McKeen

1439 Gary St.

Klamath Falls, OR 97603

Escrow No. MT101206DS

Title No. 0101206

SWD r.020212

STATUTORY WARRANTY DEED

Ricky David Elder and Susan Gay Davis and Sheryl Lee Lentz,

Grantor(s), hereby convey and warrant to

Benjamin K. McKeen and Marie A. McKeen, 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:

Lot 13 of NEW DEAL TRACTS, according to the official plat thereof on file in the office of the County Clerk, 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.

\$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 31st day of July, 2014.

Ricky David Elder
Ricky David Elder

Sheryl Lee Lentz
Sheryl Lee Lentz

by Ricky David Elder her atty.
Ricky David Elder, her attorney in fact

Susan Gay Davis
Susan Gay Davis

by Ricky David Elder her atty.
Ricky David Elder, her attorney in fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7-31-, 2014 by Ricky David Elder and Ricky David Elder, as Attorney in fact for Susan Gay Davis, Ricky David Elder, as Attorney in fact for Sheryl Lee Lentz.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

