



**2014-008359**

**Klamath County, Oregon**

**08/11/2014 03:31:44 PM**

**Fee: \$52.00**

After recording return to:

Margaret Fain

PO Box 306

Malin, OR 97632

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

Margaret Fain

PO Box 306

Malin, OR 97632

Escrow No. MT101263MS

Title No. 0101263

SWD r.020212

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**STATUTORY WARRANTY DEED**

**Cody L. Fernlund and Amanda D. Fernlund, as tenants in common,**

Grantor(s), hereby convey and warrant to

**Margaret Fain,**

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 12, SUNSHINE TRACTS, 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 **\$80,000.00**.

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:

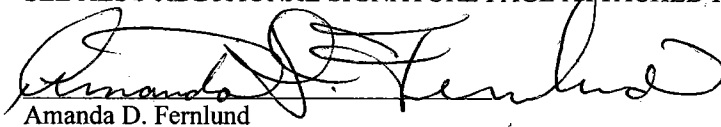
**2014-2015 Real Property Taxes a lien not yet due and payable.**

58.00

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.

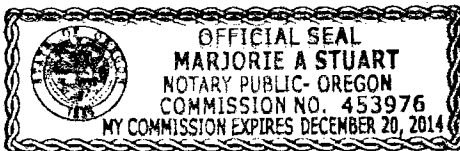
Dated this 6th day of August, 2014.

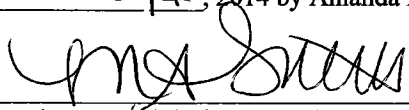
SEE ALSO ADDITIONAL SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF

  
Amanda D. Fernlund

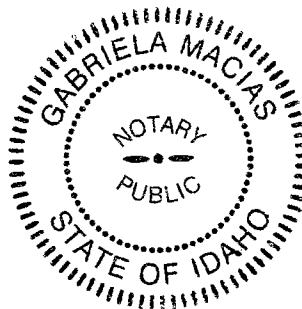
State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 8/7, 2014 by Amanda D. Fernlund.



  
(Notary Public for Oregon)  
My commission expires 12/20/14

★ Cody L. Fernlund  
Cody L. Fernlund



State of Idaho  
County of Canyon

This instrument was acknowledged before me on August 8<sup>th</sup> 2014 by Cody L. Fernlund

Gabriela Macias  
(Notary Public)

My commission expires 08/21/2019