

187 2269487-MT



After recording return to:
Lee A Collins
2168 Madison St
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Lee A Collins
2168 Madison St
Klamath Falls, OR 97603

File No.: 7021-2269487 (MT)
Date: June 11, 2014

2014-008418
Klamath County, Oregon
08/12/2014 12:47:13 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Wesley R Grabowski and Jessica J Grabowski, husband and wife, Grantor, conveys and warrants to Lee A Collins, a single man and Ashley Spillane, a single woman not as tenants in common, but with rights of survivorship, 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:

Tract No. 49, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, EXECPTING therefrom the Westerly 65 feet thereof.

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 **\$109,500.00**. (Here comply with requirements of ORS 93.030)

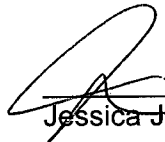
f.
5200

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 8 day of August, 2014



Wesley R Grabowski

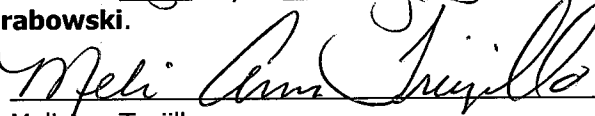


Jessica J Grabowski

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 8 day of August, 2014
by **Wesley R Grabowski and Jessica J Grabowski.**





Meli Ann Trujillo
Notary Public for Oregon
My commission expires: November 17, 2017