



2014-008511
Klamath County, Oregon
08/14/2014 02:55:12 PM
Fee: \$47.00

After recording return to:
Tamara L. Garlock
5826 Delaware Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Tamara L. Garlock
5826 Delaware Avenue
Klamath Falls, OR 97603

Escrow No. MT101393DS
Title No. 0101393
SWD r.020212

STATUTORY WARRANTY DEED

Christina L. Phelps, who acquired title as Christina L. Staudenmaier

Grantor(s), hereby convey and warrant to

Tamara L. Garlock,

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:

A parcel of land in Tracts 23 and 24 of HOMELAND TRACTS #2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located South 89° 53' East along the South boundary of Delaware Avenue 160 feet from the Northwest corner of Tract 22 of HOMELAND TRACTS #2; thence South 89° 53' East along said South boundary of Delaware Avenue 70.0 feet to an iron pin; thence South 0° 04' East parallel with the West line of said Tract 24, 110.0 feet to an iron pin; thence North 89° 53' West parallel with Delaware Avenue 70.0 feet to an iron pin; thence North 0° 04' West parallel with the East line of said Tract 23, 110.0 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is **\$95,000.00**.
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.

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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 13th day of Aug, 2014.

Christina L. Phelps
Christina L. Phelps

State of Oregon
County of Clackamas

This instrument was acknowledged before me on August 13, 2014 by Christina L. Phelps.

Anna M Zoellmer
(Notary Public for Oregon)

My commission expires August 6, 2015

