

101653SH



THIS SPACE RESERVED FOR RECORD

2014-009213  
Klamath County, Oregon  
09/04/2014 10:49:04 AM  
Fee: \$47.00

After recording return to:

Sean P. Campbell

4730 Murrelet Rd.

Klamath Falls, OR 97601

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

Sean P. Campbell

4730 Murrelet Rd.

Klamath Falls, OR 97601

Escrow No. MT101653SH

Title No. 0101653

SWD r.020212

### STATUTORY WARRANTY DEED

**Lynne R. Muro,**

Grantor(s), hereby convey and warrant to

**Sean P. Campbell and Anu T. Campbell, 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 730 RUNNING Y RESORT PHASE 9, 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 **\$9,500.00.**

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.**

4700

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 2 day of September, 2014

(X)

Lynne R. Muro  
Lynne R. Muro

State of ~~Oregon~~ California  
County of ~~Klamath~~ Los Angeles

This instrument was acknowledged before me on Sep. 2, 2014 by Lynne R. Muro.



Pi Ning Cheung  
(Notary Public for ~~Oregon~~ California)

My commission expires May 7, 2018