

**2014-009432****Klamath County, Oregon****09/10/2014 01:16:01 PM****Fee: \$47.00**

After recording return to:

Michael W. Gray1216 4th Ave. SouthGreat Falls, MT 59405

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

Michael W. Gray1216 4th Ave. SouthGreat Falls, MT 59405Escrow No. MT101642SHTitle No. 0101642

SWD r.020212

STATUTORY WARRANTY DEED**Bobby Owens,**

Grantor(s), hereby convey and warrant to

Michael W. Gray and Colleen D. Vaught-Gray, 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:

Parcel 2 of Land Partition 36-04, replat of Lot 11 and a portion of Lot 14 of VILLA SAINT CLAIR situated in the NW1/4 NW1/4 of Section 14, T39S, R09E, according to the official plat thereof file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$39,900.00**.

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.

A handwritten signature in black ink, appearing to be '4700' with a dollar sign and a flourish.

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 4 day of SEPT, 14.

Bobby Owens
Bobby Owens

State of Oregon
County of Klamath

This instrument was acknowledged before me on Sept 4, 2014 by Bobby Owens.



Stacy M Howard
(Notary Public for Oregon)

My commission expires 11-18-15