

**2014-011190****Klamath County, Oregon****10/24/2014 12:47:22 PM****Fee: \$47.00**

After recording return to:

Kevin J. Brown

404 Ewauna St.

Klamath Falls, OR 97601

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

Kevin J. Brown

404 Ewauna St.

Klamath Falls, OR 97601

Escrow No. MT101836LW

Title No. 0101836

SWD r.020212

**STATUTORY WARRANTY DEED****Barbara L. Guynn,**

Grantor(s), hereby convey and warrant to

**Kevin J. Brown and Katherine J. Brown, 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:**A portion of Lot 1, Block 65, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:****Beginning at a point on the Southerly line of 9th Street 104 feet Northwesterly from the Southeasterly (or more Easterly) corner of Lot 1, Block 65, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS: thence Southwesterly and parallel with Grant (formally Franklin) Street 86 feet; thence Northwesterly and parallel with 9th Street 50 feet; thence Northeasterly parallel with said Grant Street 86 feet; thence Southeasterly along the Southerly line of 9<sup>th</sup> Street 50 feet to the place of beginning.**The true and actual consideration for this conveyance is **\$55,000.00**.

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:

470mt.

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 24 day of October, 2014.

Barbara L. Guynn  
Barbara L. Guynn

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 24, 2014 by Barbara L. Guynn.

Lisa Legget-Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2015

