

187 2295173-MT

2014-011254
Klamath County, Oregon
10/27/2014 01:35:22 PM
Fee: \$47.00



After recording return to:
Emily J. Anderson
1211 Lynnewood Blvd
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Emily J. Anderson
1211 Lynnewood Blvd
Klamath Falls, OR 97601

File No.: 7021-2295173 (MT)
Date: August 06, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Peter Brooks Koppenheffer and Amanda Elizabeth Koppenheffer, husband and wife, Grantor, conveys and warrants to **Emily J. Anderson, a single woman**, 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:

Lot 1 in Block 1 of Tract 1091, Lynnewood, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

The true consideration for this conveyance is **\$164,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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 23 day of October, 2014.

Peter Brooks Koppenheffer
Peter Brooks Koppenheffer

Amanda Elizabeth Koppenheffer
Amanda Elizabeth Koppenheffer

STATE OF New York)
County of Franklin) ss.

This instrument was acknowledged before me on this 23 day of October, 2014
by **Peter Brooks Koppenheffer and Amanda Elizabeth Koppenheffer.**

KIM E. DEMS
Notary Public for Franklin County
My commission expires: May 8, 2014

KIM E. DEMS
Notary Public, State of New York
Qualified in Franklin County
My Commission Expires May 8, 2014