



**2014-011259**  
Klamath County, Oregon  
10/27/2014 01:53:52 PM  
Fee: \$47.00

After recording return to:

GREG VAN RIPER

332 Front St.

Klamath Falls, OR 97601

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

GREG VAN RIPER

332 Front St.

Klamath Falls, OR 97601

Escrow No. MT101587DS

Title No. 0101587

SWD r.020212

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**STATUTORY WARRANTY DEED**

**GLEN L. RINEHART and DELORES A. RINEHART, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**GREG VAN RIPER and ANNETTE VAN RIPER, 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:

The Easterly 75 feet of Lot 8 and the Easterly 75 feet of Lot 9 in Block 46, BUENA VISTA ADDITION, according to  
the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$144,900.00**.

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:

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<sup>rd</sup> day of OCTOBER, 2014.

Glen L. Rinehart  
GLEN L. RINEHART

Delores A. Rinehart  
DELORES A. RINEHART

BY Aaron Glen Rinehart, AS HIS ATTORNEY IN FACT BY Delores A. Rinehart, AS HER ATTORNEY IN FACT  
AARON GLEN RINEHART, AS HIS ATTORNEY IN FACT AARON GLEN RINEHART, AS HER ATTORNEY IN FACT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Oct 23, 2014 by AARON GLEN RINEHART, AS ATTORNEY IN FACT FOR GLEN L. RINEHART and AARON GLEN RINEHART, AS ATTORNEY IN FACT FOR DELORES A. RINEHART.

Stacy M Howard  
(Notary Public for Oregon)  
My commission expires 11-18-15

