



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

STATUTORY WARRANTY DEED

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

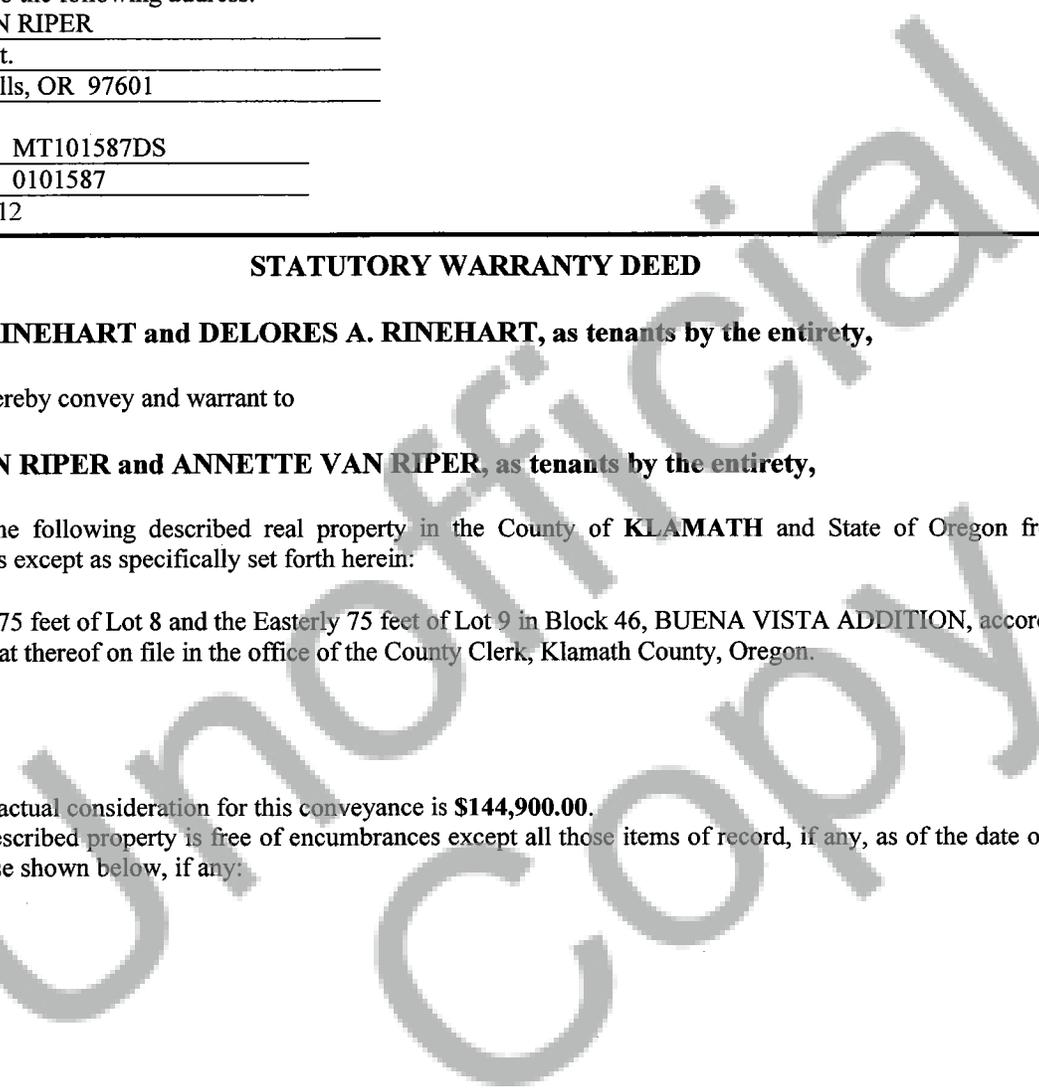
Grantor(s), hereby convey and warrant to

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 23rd 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 Aaron Glen 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.

Howard
(Notary Public for Oregon)

My commission expires 11-18-15

