



THIS SPACE RESERVED FOR

2014-011481
Klamath County, Oregon
10/31/2014 02:20:50 PM
Fee: \$47.00

After recording return to:

Trace L. Clemens
230 Skyridge Drive
Klamath Falls, OR 97603

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

Trace L. Clemens
230 Skyridge Drive
Klamath Falls, OR 97603

Escrow No. MT100687SH

Title No. 0100687

SWD r.020212

STATUTORY WARRANTY DEED

Pahlisch Homes, Inc., an Oregon Corporation,

Grantor(s), hereby convey and warrant to

Trace L. Clemens and Lindsay R. Clemens, 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:

Lot 39 of TRACT 1482 SKY RIDGE ESTATES PHASE 2, 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 **\$375,000.00.**

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:

4700
amt.


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 29 day of OCTOBER, 2014

Pahlisch Homes, Inc.



BY


Chuck Hammagren, Treasurer

State of Oregon
County of Deschutes

This instrument was acknowledged before me on OCTOBER 29, 2014 by Chuck Hammagren, as Treasurer or Pahlisch Homes, Inc..


(Notary Public for Oregon)

My commission expires APRIL 25, 2015

