



THIS SPACE RESERVED

2014-011650  
Klamath County, Oregon  
11/06/2014 02:52:47 PM  
Fee: \$47.00

After recording return to:

Julia Detweiler

PO Box 344

Rio Nido, CA 95471

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

Julia Detweiler

PO Box 344

Rio Nido, CA 95471

Escrow No. MT102165MS

Title No. 0102165

SWD r.020212

### STATUTORY WARRANTY DEED

**Jeanie Rudishauser, Trustee of the Gordon C. Parsons Trust,**

Grantor(s), hereby convey and warrant to

**Julia Detweiler,**

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 13 in Block 109, BUENA VISTA ADDITION to the City of Klamath Falls, 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 **\$42,000.00**.

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:

4100  
0102165

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 3<sup>rd</sup> day of November, 2014

Jeanie Rudishauser, Trustee of the Gordon C. Parsons  
Trust

BY:

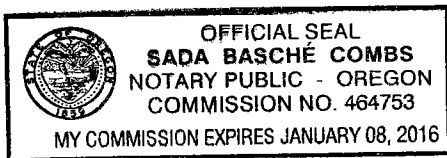
Jeanie Rudishauser  
Jeanie Rudishauser, Trustee

State of Oregon

County of

Marion

This instrument was acknowledged before me on November 3<sup>rd</sup>, 2014 by Jeanie Rudishauser, Trustee of the Gordon C. Parsons Trust.



Sada Basché Combs  
(Notary Public for Oregon)  
My commission expires 1/8/16