

**2014-011943**

Klamath County, Oregon

11/14/2014 03:32:15 PM

Fee: \$47.00

After recording return to:

Stephen G. Spencer

222 Soquel Street

Klamath Falls, OR 97601

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

Stephen G. Spencer

222 Soquel Street

Klamath Falls, OR 97601

Escrow No. MT101651CT

Title No. 0101651

SWD r.020212

STATUTORY WARRANTY DEED**Kristi A. Mabou and Michale J. Mabou, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

Stephen G. Spencer,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:

All of Lot 3 and the Easterly 25 feet of Lot 4 in Block 49, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$178,080.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

The true and actual consideration for this conveyance is **\$148,400.00**.

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 13 day of November, 2014

Kristi A. Mabou
Kristi A. Mabou

Michale J. Mabou
Michale J. Mabou

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 13, 2014 by Kristi A. Mabou and Michale J. Mabou.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires

6/17/2016

