

THIS SPACE RESERVED FOR RECORDER'S USE

2014-012137
Klamath County, Oregon
11/21/2014 08:58:16 AM
Fee: \$47.00

After recording return to:

SCOTT FENTERS

5600 Bartlett Ave

Klamath Falls, OR 97603

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

SCOTT FENTERS

5600 Bartlett Ave

Klamath Falls, OR 97603

Escrow No. MT102320DS

Title No. 0102320

SWD r.020212

STATUTORY WARRANTY DEED

MATTHEW SIKES and CHRISTINA SIKES, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

SCOTT FENTERS,

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 NW1/4 NW1/4 of Section 5, Township 41 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. (On some deeds referred to as the NW1/4NW1/4 (Lot 15) which is an unknown reference)

The true and actual consideration for this conveyance is **\$30,000.00**.

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:

4/11/14

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 18 day of November, 2014

Matthew Sikes
MATTHEW SIKES

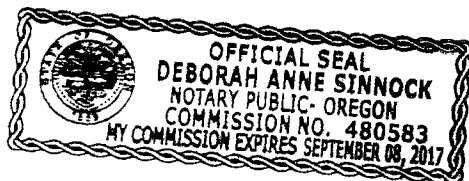
Christina Sikes
CHRISTINA SIKES

BY Raymond D. Costic, his attorney in fact
RAYMOND D. COSTIC, HIS ATTORNEY IN FACT

BY Raymond D. Costic, her attorney in fact
RAYMOND D. COSTIC, HER ATTORNEY IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11-18, 2014 by RAYMOND D. COSTIC, AS ATTORNEY IN FACT FOR MATTHEW SIKES and RAYMOND D. COSTIC, AS ATTORNEY IN FACT FOR CHRISTINA SIKES.



Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17