

MTC102243

Western Title & Escrow

Order Number: 93550

2014-012365

Klamath County, Oregon

11/26/2014 03:29:45 PM

Fee: \$47.00

Grantor
Robert Wilson Desiree Leo-Wilson 19235 Shoshone Rd. Bend, OR 97702
Grantee
Tonda P. Clouston Brad J. Clouston 30614 Hayes Lane Junction City, OR 97448
Until a change is requested, all tax statements shall be sent to the following address:
Tonda P. Clouston Brad J. Clouston 30614 Hayes Lane Junction City, OR 97448

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Robert Wilson and Desiree Leo-Wilson, as tenants by the entirety, Grantors convey and warrant to

Tonda P. Clouston and Brad J. Clouston, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Account:

Map & Tax Lot: R-2508-01000-05800-000

This property is free of encumbrances, EXCEPT:

The E1/2 of the E1/2 of the S1/2 of the SE1/4 of the SW1/4 of Section 10, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$45,000.00**. (Here comply with requirements of ORS 93.030.)

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.

4700

Executed this 24 day of November, 2014

Robert Wilson
Robert Wilson

Desiree Leo-Wilson
Desiree Leo-Wilson

State of **Oregon**, County of **Deschutes**) ss.

This instrument was acknowledged before me on this 24th day of November, 2014 by **Robert Wilson and Desiree Leo-Wilson**

Christina A. Moore
Notary Public for the State of Oregon
My commission expires: 9/12/15

