

**2014-012597****Klamath County, Oregon****12/05/2014 02:01:12 PM****Fee: \$47.00**

After recording return to:

Tim Wagner

5311 Shasta Way

Klamath Falls, OR 97603

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

Tim Wagner

5311 Shasta Way

Klamath Falls, OR 97603

Escrow No. MT102166DS

Title No. 0102166

SWD r.020212

STATUTORY WARRANTY DEED**Kenneth J. Christensen and Tomi Rene Christensen, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

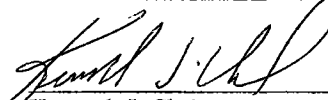
Tim Wagner,Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:**That portion of the West 1/2 of Lot 64 FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.****Beginning at a point on the South lot line of said Lot 64, FAIR ACRES SUBDIVISION NO. 1, that is 20 feet East of the Southwest corner of said lot; thence North and parallel to the West line of said lot, 118 feet to a point; thence East and parallel to the South line of said lot, 65 feet to a point; thence South and parallel to the West line of said lot, 118 feet to a point; thence West along the South line of said lot, 65 feet to the point of beginning.****TOGETHER WITH an easement and right of way as created by Warranty Deed recorded October 12, 1959 in Volume 316 at page 484, Records of Klamath County, Oregon, over and across that part of the West 1/2 of Lot 64, FAIR ACRES SUBDIVISION NO. 1, described as follows: Beginning at the SW corner of said Lot 64, FAIR ACRES SUBDIVISION NO. 1, thence North along the West line of said lot, 118 feet to a point; thence East and parallel with the South line of said lot, 20 feet to a point; thence South and parallel to the West side of said lot, 118 feet to a point; thence West along the South line of said lot, 20 feet to the point of beginning.**The true and actual consideration for this conveyance is **\$97,000.00**.


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

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.

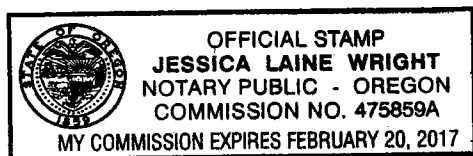
Dated this 4 day of th Dec, 2014

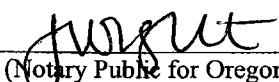

Kenneth J. Christensen


Tomi Rene Christensen

State of Oregon
County of Yamhill

This instrument was acknowledged before me on December 4, 2014 by Kenneth J. Christensen and Tomi Rene Christensen.




(Notary Public for Oregon)

My commission expires 2/20/17