



THIS SPACE RESERVED FOR

2014-012900
Klamath County, Oregon
12/15/2014 12:08:09 PM
Fee: \$47.00

After recording return to:

Andrew N. Dunaway

3621 Birddog Dr.

Klamath Falls, OR 97603

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

Andrew N. Dunaway

3621 Birddog Dr.

Klamath Falls, OR 97603

Escrow No. MT101193SH

Title No. 0101193

SWD r.020212

STATUTORY WARRANTY DEED

Pahlisch Homes, Inc., an Oregon Corporation,

Grantor(s), hereby convey and warrant to

Andrew N. Dunaway and Kimberly E. Dunaway, as tenants by the entirety,

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 51 in TRACT 1473, PHEASANT RUN, 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 **\$279,400.00**.

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:

47.00 amt

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 10 day of December 2014

Pahlisch Homes, Inc., an Oregon corporation



BY: Chuck Hammagren
Chuck Hammagren, Treasurer

State of Oregon
County of Deschutes

This instrument was acknowledged before me on DECEMBER 10, 2014 by Chuck Hammagren as Treasurer of Pahlisch Homes, Inc., an Oregon corporation.

Alyson R. Graves
(Notary Public for Oregon)

My commission expires APRIL 25, 2015

