

1st 2345318-ALF



After recording return to:
Gregory J Metler and Julie M Metler
4418 Clinton Ave
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Gregory J Metler and Julie M Metler
4418 Clinton Ave
Klamath Falls, OR 97603

File No.: 7021-2345318 (ALF)
Date: November 05, 2014

2014-013012

Klamath County, Oregon

12/17/2014 02:59:38 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Carolyn L Stokes, as to an undivided 1/2 interest and Carolyn L Stokes Affiant in the Small Estate of Larry W Stokes, deceased No 1404360-CV, Klamath County, OR, as to an undivided 1/2 interest, Grantor, conveys and warrants to Gregory J Metler and Julie M Metler, husband and wife as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 3 in Block 4, BUREKER PLACE 1ST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$88,600.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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 16th day of December, 2014.

Carolyn L Stokes
Carolyn L Stokes

The Heirs and/or Devisees of the Estate of
Larry W. Stokes, deceased

Carolyn L Stokes, Claiming Successor
Carolyn L Stokes, Claiming Successor

STATE OF Washington)
County of King) ss.

This instrument was acknowledged before me on this 16 day of December, 2014
by **Carolyn L Stokes**.

Tara L Sedor
Notary Public for Washington
My commission expires: 11/16/17

