



**2014-013285**  
Klamath County, Oregon  
12/26/2014 11:55:30 AM  
Fee: \$47.00

After recording return to:

THOMAS H. CONRAD

3296 Shadow Bluff Ave.

Las Vegas, NV 89120

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

THOMAS H. CONRAD

3296 Shadow Bluff Ave.

Las Vegas, NV 89120

Escrow No. MT102600DS

Title No. 0102600

SWD r.020212

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**STATUTORY WARRANTY DEED**

**ERIKA JUNGE,**

Grantor(s), hereby convey and warrant to

**THOMAS H. CONRAD and PAMELA A. CONRAD, 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 9, Block 30, FIFTH ADDITION TO KLAMATH RIVER ACRES, 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 **\$95,000.00**.

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:

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 26th day of Dec, 2014.

Erika Junge  
ERIKA JUNGE

BY Sharon Nims Her Attorney in Fact  
SHARON NIMS, HER ATTORNEY IN FACT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 12-26-, 2014 by SHARON NIMS, AS ATTORNEY IN FACT FOR ERIKA JUNGE.

Deborah Anne Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-17

