

THIS SPACE RESERVED FOR RECORD



After recording return to:

James K. Butler

911 Pine Grove Road

Klamath Falls, OR 97603

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

James K. Butler

911 Pine Grove Road

Klamath Falls, OR 97603

Escrow No. MT102467MS

Title No. 0102467

SWD r.020212

STATUTORY WARRANTY DEED

Ryan D. Madsen,

Grantor(s), hereby convey and warrant to

James K. Butler and Faith Butler, 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:

Parcel 1:

Lot 1, Block 3 of **PINE GROVE PONDEROSA**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

A tract of land situated in the Lot 2, Block 3, **PINE GROVE PONDEROSA**, a duly recorded subdivision in the E1/2 NE1/4 of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: The South 6.00 feet of said Lot 2, Block 3.

The true and actual consideration for this conveyance is **\$250,000.00**.

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:

47.00

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 10th day of January, 2015.

R. Ryan D. Madsen
Ryan D. Madsen

State of Montana
County of Lewis & Clark

This instrument was acknowledged before me on January 10, 2015 by Ryan D. Madsen.

John C. McLaughlin
(Notary Public)

My commission expires 5-1-2016

