2015-000395

Klamath County, Oregon 01/15/2015 12:35:07 PM

Fee: \$47.00

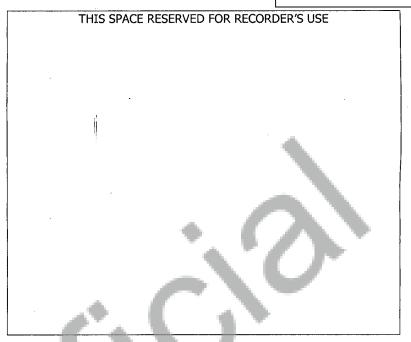




After recording return to: Zebulun Clary and Stephanie N Clary 2308 Cherry Rd Lake Stevens, WA 98258

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

File No.: 7021-2362408 (LW) Date: December 15, 2014



STATUTORY WARRANTY DEED

Alvin L Van Hulzen and Jean Van Hulzen, husband and wife, Grantor, conveys and warrants to Zebulun Clary and Stephanie N Clary, 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:

Parcel 1 of Land Partition 02-10, a replat of Parcel 3 of Land Partition 48-06 located in the S 1/2 and the S 1/2 N 1/2 of Section 1, and the SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section 2, Township 39 South, Range 11 East of the Willamette Meridian, 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 \$86,000.00. (Here comply with requirements of ORS 93.030)



Page 1 of 2

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.

11.17	
Dated this 14 thay of January	, 20 <i>) 5</i>
MU-let	ben and fulner
Alvin L Van Hulzen	Jean Van Hulzen
STATE OF California	
County of Ventura)ss.	_7))

This instrument was acknowledged before me on this 14th day of Januarus

by Alvin L Van Hulzen and Jean Van Hulzen.

Kigarda Joan

Notary Public for California My commission expires: 9/22/2016

