



THIS SPACE RESERVED FOR RECORDER'S USE

2015-000606

Klamath County, Oregon

01/23/2015 09:15:05 AM

Fee: \$47.00

After recording return to:

Michael L. Neuroth

27051 Jeans Road

Veneta, OR 97487

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

Michael L. Neuroth

27051 Jeans Road

Veneta, OR 97487

Escrow No. SR157042TI

Title No. 0102756

SWD r.020212

STATUTORY WARRANTY DEED

Joan Winsor,

Grantor(s), hereby convey and warrant to

Michael L. Neuroth,

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 61 in Block 1, SUN FOREST ESTATES, TRACT NO. 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Property ID R139594

2310-036B0-04300-000

The true and actual consideration for this conveyance is **\$25,000.00**.

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:

Return to: 

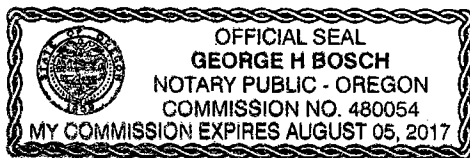
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 21 day of January, 2015

Joan Winsor
Joan Winsor

State of Oregon
County of LANE

This instrument was acknowledged before me on January 21, 2015 by Joan Winsor.



George H Bosch
(Notary Public for Oregon)
My commission expires 8/5/17