



THIS SPACE RESERVED

2015-000770

Klamath County, Oregon

01/28/2015 09:08:34 AM

Fee: \$47.00

After recording return to:

DANIEL L. MUNJAR

5911 DELAWARE AVENUE

KLAMATH FALLS, OR 97603

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

DANIEL L. MUNJAR

5911 DELAWARE AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT102325DS

Title No. 0102325

SWD r.020212

STATUTORY WARRANTY DEED

DONALD B. KEGEL and SANDRA K. KEGEL, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

DANIEL L. MUNJAR and CHRISTINA K. MUNJAR, 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:

The Westerly 100 feet of TRACT 17 OF HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$198,000.00**.

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:

Grant

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 1/20/2015 day of _____, _____.

Donald B. Kegel
DONALD B. KEGEL

Sandra K. Kegel
SANDRA K. KEGEL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1-20-, 2015 by DONALD B. KEGEL and SANDRA K. KEGEL.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

