2015-001065

Klamath County, Oregon 02/06/2015 02:54:31 PM

Fee: \$47.00

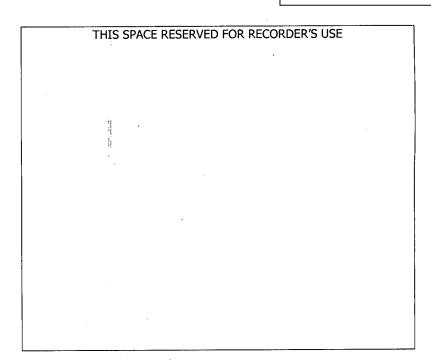
## 18+ 2363578- LW



After recording return to: Andrew J. Frei and Michelle L. Frei 5615 Upland Drive Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address: Andrew J. Frei and Michelle L. Frei 5615 Upland Drive Klamath Falls, OR 97603

File No.: 7021-2363578 (LW) Date: January 23, 2015



## STATUTORY WARRANTY DEED

Ronnie Chastian and Neona Chastian as tenants in common, Grantor, conveys and warrants to Andrew J. Frei and Michelle L. Frei, husband and wife, 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:

The West 1/2 of Lot 4, Block 65, Lakeview Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of 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 \$77,000.00. (Here comply with requirements of ORS 93.030)

F. 5a.00

Page 1 of 2

COMMISSION NO. 475463

MY COMMISSION EXPIRES FEBRUARY 10, 2017

File No.: 7021-2363578 (LW)

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 2 day of	Lebruary, 2015.	
Ronnie L. Aboutain	Neona Chastian	n.
STATE OF Oregon	)	
County of Klamath	)ss. )	
	ed before me on this 2 day of Tebruary , 20	/5
by Ronnie Chastian and Neon	a Chastian,	
	Lynda WaT	
OFFICIAL SEAL		
LYNDA WEST	Notary Public for Oregon	
NOTARY PUBLIC - OREGON	My commission expires: 7 - 2 2 /7	