

**2015-001698****Klamath County, Oregon****02/25/2015 02:16:56 PM****Fee: \$47.00**

After recording return to:

Bret L. Biedscheid

19675 SW Hollygrape St

Bend, OR 97702

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

Bret L. Biedscheid

19675 SW Hollygrape St

Bend, OR 97702

Escrow No. SB157455TH

Title No. 32306AM

SWD r.020212

STATUTORY WARRANTY DEED**Gregg A. Leitz and Deborah G. Leitz, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

Bret L. Biedscheid and Ellyn C. Biedscheid, 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:**Lot 27 in Block 6 of TRACT 1119, LEISURE WOODS UNIT 2, 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:

R10026**2407-007D0-03100-000**The true and actual consideration for this conveyance is **\$41,250.00**.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: The logo for AmeriTitle, featuring a stylized 'A' with a triangle inside, followed by the word 'AmeriTitle' in a bold, sans-serif font.

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 Feb. 2015.

Gregg A. Leitz
Gregg A. Leitz

Deborah G. Leitz
Deborah G. Leitz

State of Oregon
County of CLACKAMAS

This instrument was acknowledged before me on FEBRUARY 21, 2015 by Gregg A. Leitz and Deborah G. Leitz.

Helio Soares da Silva
(Notary Public for Oregon)

My commission expires APRIL 23, 2016

