

187 2384384-LW



After recording return to:
Kent Wetzel
2144 Eberlein
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Kent Wetzel
2144 Eberlein
Klamath Falls, OR 97601

File No.: 7021-2384384 (LW)
Date: February 02, 2015

2015-002116

Klamath County, Oregon

03/10/2015 03:00:32 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Elmer Wayne Baird, III, Grantor, conveys and warrants to **Kent Wetzel**, 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 2 of Land Partition 39-95, said Land Partition being Lot 12 of PLEASANT HOME TRACTS, situated in the SE1/4 NW1/4, Section 2, Township 39 South, Range 9 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 **\$72,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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 9 day of MARCH, 2015.

Elmer W. Baird III by

Annemarie Babcock as his attorney in fact.

Elmer Wayne Baird III

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 9 day of MARCH, 2015
by **Elmer Wayne Baird, III by Annemarie Babcock as his attorney in fact.**

Lynda West

Notary Public for Oregon

My commission expires: 2-10-17

