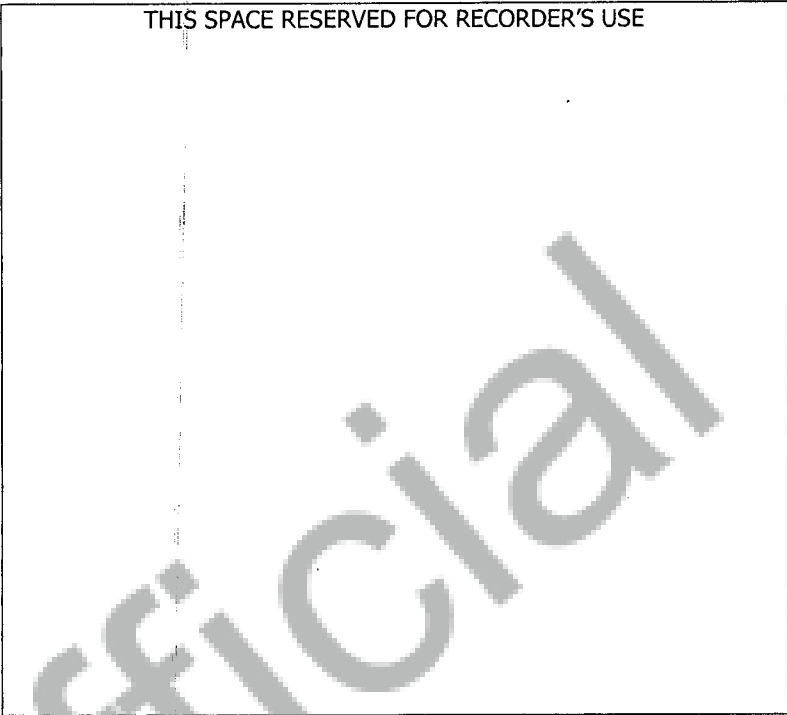


1st 2393885-ALF

2015-002702
Klamath County, Oregon
03/27/2015 10:25:11 AM
Fee: \$47.00



After recording return to:
Dustin Demetrakos and Carrie
Demetrakos
1420 Esplande Avenue
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Dustin Demetrakos and Carrie
Demetrakos
1420 Esplande Avenue
Klamath Falls, OR 97601

File No.: 7021-2393885 (ALF)
Date: February 19, 2015

STATUTORY WARRANTY DEED

Roger E Kowash and Bobbi J Kowash as tenants by the entirety, Grantor, conveys and warrants to **Dustin Demetrakos and Carrie Demetrakos, 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:

Lot 3 in Block 19 of Tract 1127, Ninth Addition to Sunset Village, 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.
2. An existing Deed of Trust with **Mortgage Electronic Registration Systems, INC., as nominee for Jayco Capital group** recorded **May 14, 2009** under Recording No. **May 14, 2009**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.

The true consideration for this conveyance is **\$280,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

