



2015-006252
Klamath County, Oregon
06/16/2015 09:38:41 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David E Mauch and Jackie L. Mauch

2856 Altamont Drive

Klamath Falls, OR 97603

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

David E Mauch and Jackie L. Mauch

2856 Altamont Drive

Klamath Falls, OR 97603

File No. 41041AM

STATUTORY WARRANTY DEED

Harry F. Mauch,

Grantor(s), hereby convey and warrant to

David E Mauch and Jackie L. Mauch, 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 23, Block 4, First Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM the North 60 feet thereof.

and

Lot 24, Block 4, First Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM the West 80 feet of South 80 feet of Lot 24.

TOGETHER WITH the North 24 feet of the South 80 feet of Lot 24.

The true and actual consideration for this conveyance is \$87,550.00.

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:

47AMT

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 15 day of June, 2015

Harry F. Mauch
Harry F. Mauch

By: Kimberly Mauch as attorney in fact
Kimberly Mauch, his attorney in fact

State of Oregon } ss
County of Klamath }

On this 15th day of June, 2015, before me, Stacy M. Howard a Notary Public in and for said state, personally appeared Kimberly Mauch, as attorney in fact for Harry F. Mauch, known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged to me that he is she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy M. Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 11-18-15

