

2015-007615

Klamath County, Oregon

07/13/2015 03:49:52 PM

Fee: \$52.00

187 2436781-ALF



After recording return to:
Stephanie N Brewer and Clinton L
Brewer
848 Russell Street
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Stephanie N Brewer and Clinton L
Brewer
848 Russell Street
Klamath Falls, OR 97603

File No.: 7021-2436781 (ALF)
Date: April 23, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dennis D. Moyette, Grantor, conveys and warrants to **Stephanie N Brewer and Clinton L Brewer, wife and husband**, 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:

That portion of the SW 1/4 SE 1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Northeast corner of the SW 1/4 SE 1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, and running thence South along the East line of said 40 acre tract a distance of 166 feet to the point of beginning; thence Westerly parallel with the North line of said 40-acre tract a distance of 165 feet; thence South and parallel with the Easterly line of said 40-acre tract a distance of 132 feet; thence Easterly and parallel with the North line of said 40-acre tract a distance of 165 feet; thence North along the East line of said tract a distance of 132 feet to the point of beginning.

NOTE: This legal description was created prior to January 1, 2008

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. 2015/2016 Real property taxes; a lien not yet due and payable.

Consideration \$217,000.00

F.
57.00

APN: **R626326**

Statutory Warranty Deed
- continued

File No.: **7021-2436781 (ALF)**

The true consideration for this conveyance is **\$217,000.00**. (Here comply with requirements of ORS 93.030)

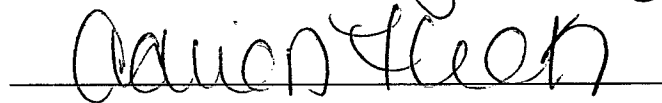
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 13 day of July, 2015.


Dennis D. Moyette

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 13 day of July, 2015
by **Dennis D. Moyette**.



Notary Public for Oregon
My commission expires:

10-27-18

