



57739 AM
After recording return to:

Jeremy E. Player

1620 N. Eldorado Ave

Klamath Falls, OR 97601

2015-010749

Klamath County, Oregon

09/30/2015 11:55:32 AM

Fee: \$47.00

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

Jeremy E. Player

1620 N. Eldorado Ave

Klamath Falls, OR 97601

Escrow No. MT98648-LW

Title No. 0098648

SWD r.020212

STATUTORY WARRANTY DEED

Stephen L. Lawhead and Jean M. Lawhead, Trustees under the Stephen and Jean Lawhead Living Trust Dated October 23, 2009,

Grantor(s), hereby convey and warrant to

Jeremy E. Player and Holly Player, 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 3 in Block 4 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$219,500.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable. Trust Deed dated September 20, 2007 and recorded September 24, 2007 in Volume 2007, page 016723, Microfilm Records of Klamath County, Oregon in favor of MERS (currently Green Tree servicing agent) which the above named Grantees DO NOT agree to assume nor pay and the Grantors agree to hold the Grantees harmless therefrom.

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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 8th day of August, 2013.

Stephen L. Lawhead and Jean M. Lawhead, Trustees under
the Stephen and Jean Lawhead Living Trust Dated October
23, 2009

BY:

Stephen L. Lawhead, Trustee

BY:

Jean M. Lawhead, Trustee

State of Oregon
County of Hamilton

This instrument was acknowledged before me on August 8th, 2013 by Stephen L. Lawhead and Jean M. Lawhead, Trustees under the Stephen and Jean Lawhead Living Trust Dated October 23, 2009.

Lisa E Harkless
(Notary Public for Oregon)

My commission expires 1/5/16

