

After Recording Return To:  
Western Title & Escrow Company  
497 Oakway Rd. Suite 340, Eugene, OR 97401

**2015-013450**  
Klamath County, Oregon  
12/14/2015 03:38:46 PM  
Fee: \$47.00

 **Western** Title & Escrow  
Order Number: **109888-LDL**

<b>Grantor</b>
Kathy M. Norman 1210 East 8th Street Newberg, OR 97132
<b>Grantee</b>
Edward Allen Litten PO BOX 40994 Eugene, OR 97404
<b>Until a change is requested, all tax statements shall be sent to the following address:</b>
Edward Allen Litten PO BOX 40994 Eugene, OR 97404

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

**Kathy M. Norman**, Grantor conveys and warrants to **Edward Allen Litten**, Grantee, the following described real property free of encumbrances except as specifically set forth herein.

**Lot 12 in Block 5 of Tract 1123, according to the official plat thereof on file in the office of the County, Clerk, Klamath County, Oregon.**

Account: R165564  
Map & Tax Lot: **2607-001C0-04600-000**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$89,000.00**. (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.**

Executed this 10 day of December, 2015

  
Kathy M. Norman

State of Oregon, County of Umatilla ) ss.

This instrument was acknowledged before me on this 10 day of December, 2015 by **Kathy M. Norman**

Christina M. Wolford  
Notary Public for the State of Oregon  
My commission expires: 8-10-16

