



2016-003113
Klamath County, Oregon
03/24/2016 01:48:46 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David H. Noel and Vickie Noel

1902 Terrace Avenue

Klamath Falls, OR 97601

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

David H. Noel and Vickie Noel

1902 Terrace Avenue

Klamath Falls, OR 97601

File No. 88041AM

STATUTORY WARRANTY DEED

Edwin J. Clough III and Jan Clough, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

David H. Noel and Vickie Noel, 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:

Lots 11 and 12 and the Westerly 2.5 feet of Lot 10, Block 13 of MOUNTAIN VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. TOGETHER WITH the adjoining 30 feet of vacated Arlington Drive which inurred thereto.

The true and actual consideration for this conveyance is \$225,000.00.

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:

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 23 day of MARCH, 2016.

Edwin J. Clough III
Edwin J. Clough III

Jan Clough
Jan Clough

State of Nevada }
County of WASHOE }

On this 23RD day of March, 2016, before me, RICHARD I O'GRADY a Notary Public in and for said state, personally appeared Edwin J. Clough III and Jan Clough, 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/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.

[Signature]
Notary Public for the State of Nevada
Residing at: RENO, NV, COUNTY OF WASHOE
Commission Expires: NOV 1 2018

