

Western Title & Escrow

Order Number: 114158-TM

Grantor

Kim Russell Katharine J Russell P.O Box 2505 LaPine, OR 97739

Grantee

Camelia Hyde 10437 Split Rail Rd LaPine, OR 97739

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

Camelia Hyde 10437 Split Rail Rd LaPine, OR 97739 2016-005596

Klamath County, Oregon

05/27/2016 12:28:24 PM

Fee: \$47.00

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Kim Russell and Katharine J Russell, Grantor(s), convey and warrant to **Camelia Hyde**, Grantee, the following described real property free of encumbrances except as specifically set forth herein.

Lot 22 in Block 1 of Tract 1098-- SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County clerk, Klamath County, Oregon.

Account: R138489

Map & Tax Lot: R-2310-035B0-00600

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 **\$115,000.00**. (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 24 day of May, 2016 Kim Russell	Katharine J Russell
State of Oregon , County of Deschutes) ss. This instrument was acknowledged before me on the Katharine J Russell	his Zday of May, 2016 by Kim Russell and
Notary Public for the State of Oregon My commission expires:	OFFICIAL STAMP TONYA D. MOORE NOTARY PUBLIC-OREGON COMMISSION NO. 920107 MY COMMISSION EXPIRES SEPTEMBER 19, 2017