

AmeriTitle
MTC 106363AM

Western Title & Escrow

Order Number: **118066-TM**

2016-006694

Klamath County, Oregon

06/24/2016 10:15:28 AM

Fee: \$47.00

Grantor
The heirs and devisees of Chester O Hatfield 60969 Alpine Lane Bend, OR 97702
Grantee
Matthew L. Thielke Kelli J. Thielke 149930 Midstate Rd LaPine, OR 97739
Until a change is requested, all tax statements shall be sent to the following address:
Matthew L. Thielke Kelli J. Thielke 149930 Midstate Rd LaPine, OR 97739

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Joseph Patrick Hatfield, Grantor conveys and warrants to **Matthew L. Thielke and Kelli J. Thielke, as tenants by the entirety**, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

Lot 2 in Block 4, First Addition to Antelope Meadows, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Account: **R135972**

Map & Tax Lot: **2310-016BO-06800-000**

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 **\$170,000.00**. (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 20 day of June, 2016


Joseph Patrick Hatfield

State of OR, County of Deschutes ss.

This instrument was acknowledged before me on this 20 day of June, 2016 by **Joseph Patrick Hatfield**

Tonya D. Moore
Notary Public for the State of OR

My commission expires: 9/19/17

