



**Western** Title & Escrow

Order Number: **122956-TM**

**2016-009969**

Klamath County, Oregon

09/20/2016 02:05:00 PM

Fee: \$47.00

<b>Grantor</b>
<b>Susan Wolfe Thielle</b> <b>2570 McMillan Street</b> <b>Eugene, OR 97405</b>
<b>Grantee</b>
<b>Christopher L Leis</b> <b>Heather R Clark</b> <b>145046 Ringo Court</b> <b>La Pine, OR 97739</b>
<b>Until a change is requested, all tax statements shall be sent to the following address:</b>
<b>Christopher L Leis</b> <b>Heather R Clark</b> <b>145046 Ringo Court</b> <b>La Pine, OR 97739</b>

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

**Susan Wolfe-Thielle**,\* Grantor conveys and warrants to **Christopher L Leis and Heather R Clark**, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

\*who took title as Susan Wolf Thielle

**Lot 30 in Block 2, Tract 1098 -Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Account: R138639

Map & Tax Lot: R-2310-035B0-07600-000

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 **\$260,000.00**. (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 19 day of September, 2016

Susan Wolfe Thielle  
**Susan Wolfe-Thielle**

who took title as Susan Wolf Thielle

State of **Oregon**, County of **Deschutes** ) ss.

This instrument was acknowledged before me on this 19 day of September, 2016 by **Susan Wolfe-Thielle**. Who took title as Susan Wolf Thielle

Shelley Jeanne Marsh

Notary Public for the State of Oregon

My commission expires: 04-05-19

