

  
**Western** Title & Escrow  
Order Number: **124798-YW**

**2016-010429**  
Klamath County, Oregon  
09/30/2016 12:38:00 PM  
Fee: \$47.00

<b>Grantor</b>
<b>Robert Wilson Desiree Leo-Wilson 19235 Shoshone Rd. Bend, OR 97702</b>
<b>Grantee</b>
<b>Dustin Neumann Roxanne Neumann 3799 Kincaid St. Eugene, OR 97405</b>
<b>Until a change is requested, all tax statements shall be sent to the following address:</b>
<b>Dustin Neumann Roxanne Neumann 3799 Kincaid St. Eugene, OR 97405</b>

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

**Robert Wilson and Desiree Leo-Wilson**, Grantor(s), convey and warrant to **Dustin Neumann and Roxanne Neumann** as tenants by the entirety, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein:

**Lot 13, Block 1, TALL PINES ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, OR.**

Account: R807853

Map & Tax Lot: R-2508-017B0-01200

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 **\$199,999.00**. (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 29 day of September, 2016



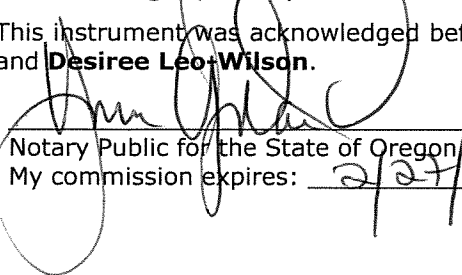
**Robert Wilson**



**Desiree Leo-Wilson**

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

This instrument was acknowledged before me on this 29 day of September, 2016 by **Robert Wilson** and **Desiree Leo-Wilson**.

  
Notary Public for the State of Oregon

My commission expires: 2/27/18

