



Western Title & Escrow

Order Number: **127836-CM**

2017-001417

Klamath County, Oregon

02/09/2017 02:15:00 PM

Fee: \$47.00

Grantor
Timothy L. Wagner Carrie L. Wagner 83456 Rattlesnake Rd Dexter, OR 97431
Grantee
Roy Lee Rettmann 11981 Burlwood Drive La Pine, OR 97739
Until a change is requested, all tax statements shall be sent to the following address:
Roy Lee Rettmann 11981 Burlwood Drive La Pine, OR 97739

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Timothy L. Wagner and Carrie L. Wagner,^{*} Grantor(s), convey and warrant to **Roy Lee Rettmann**, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

*as Tenants by the Entirety

Lot 40 in Block 1, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Account: **R138853**

Map & Tax Lot: **R-2310-03680-02200-000**

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 **\$174,900.00**. (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.

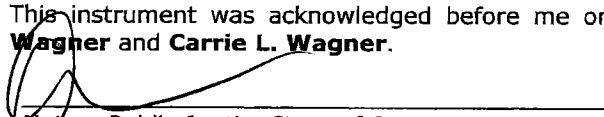
Executed this 7 day of February, 2017


Timothy L. Wagner


Carrie L. Wagner

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

This instrument was acknowledged before me on this 7 day of February, 2017 by **Timothy L. Wagner** and **Carrie L. Wagner**.


Notary Public for the State of Oregon
My commission expires: 11-19-19

