2007-012931 Klamath County, Oregon



After recording return to: Cody L. Fernlund and Amanda D. Fernlund

Until a change is requested all tax statements shall be sent to the following address: Cody L. Fernlund and Amanda D. Fernlund

File No.: 7021-1052362 (DMC)

Date: July 10, 2007

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07/20/2007 03:01:08 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

THIS SP

Wayne J. Williams and Natalie C. Parnell, not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to Cody L. Fernlund and Amanda D. Fernlund as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 12 SUNSHINE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
- 2. The **2007-2008** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$85,000.00**. (Here comply with requirements of ORS 93.030)

File No.: 7021-1052362 (DMC) Date: 07/10/2007

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Dated this day of Wayne J. Williams Natalie C. Parnell STATE OF Oregon)ss. County of Klamath This instrument was acknowledged before me on this day of by Wayne J. Williams and Natalie C. Williams, who aguired title as Natalie C. Parnell. OFFICIAL SEAL Dori Crain NOTARY PUBLIC-OREGON COMMISSION NO. 398601 MY COMMISSION EXPIRES NOV. 7, 2009

Notary Public for Oregon

My commission expires: November 7, 2009