2007-016174 Klamath County, Oregon



09/14/2007 11:17:57 AM

Fee: \$21.00

After recording return to:

Patrick M. Lancaster

5225 Mason Lane

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to The following address:

Patrick M. Lancaster

5225 Mason Lane

Klamath Falls, OR 97603

Escrow No.

MT80316-SH

Title No.

0080316

SWD

STATUTORY WARRANTY DEED

Billy J. Sheneman and Shawn R. Sheneman, as tenants by the entirety, Grantor(s) hereby convey and warrant to Patrick M. Lancaster and Brenda M. Lancaster, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as

The E1/2 of Lots 11 and 12, Block 9, FAIRVIEW ADDITION NO. 2, TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and 2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$115,000.00.

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 AND 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.

Billy J. Sheneman

State of Oregon County of KLAMATH

Shawn R. Sheneman

This instrument was acknowledged before me on

OFFICIAL SEAL

T MC DANIEL
NOTARY PUBLIC- GREGON COMMISSION NO. 400305 COMMISSION EXPIRES DEC 17, 200 2007 by Billy J. Sheneman and Shawn R. Sheneman.

(Notary Public for Oregon)

My commission expires