

MT080027

2007-017238

Klamath County, Oregon



00032591200700172380010018

10/03/2007 11:03:44 AM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

JOSEPH A.J. NOLIN, JR. and SHARON R. NOLIN, as tenants by the entirety, Grantor,

conveys and warrants to

~~JEFFERY W.~~ ** KERR and JODI L. KERR, as tenants by the entirety, Grantee,
** Jeffrey W.
the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 57, TRACT 1318, GILCHRIST TOWNSITE, according to the official plat thereof on file in the officie of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 881455

Map/Tax Lot No(s): 2409-019DD-01300

This property is free from 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 \$95,000.00 .

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, 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 1 day of ~~September~~ ^{Oct}, 2007.

JOSEPH A.J. NOLIN, JR.

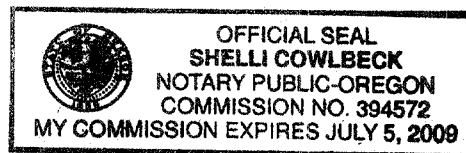
SHARON R. NOLIN

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on ^{Oct} ~~September~~ 01, 2007 by JOSEPH A.J. NOLIN, JR. and SHARON R. NOLIN.

(Notary Public for Oregon)

My commission expires 7-5-09



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

JEFFERY KERR
3093 RIDGEWAY DR SE
TURNER, OR 97392

TITLE NO. 0080627

21 AMT