2008-001202 Klamath County, Oregon

00039249200800012020030036

THIS SP/



After recording return to: Dennis Scheirmeyer 617 Del Oro St Woodland, CA 95695-5040

Until a change is requested all tax statements shall be sent to the following address:
Dennis Scheirmeyer
617 Del Oro St
Woodland, CA 95695-5040

File No.: 7021-1166658 (ALF) Date: January 14, 2008 01/29/2008 11:26:13 AM Fee: \$31.00

## STATUTORY WARRANTY DEED

Ronald H. Murrell, Grantor, conveys and warrants to Dennis Scheirmeyer and Tim Scheirmeyer, not as tenants in common but with full rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 20 IN BLOCK 46 OF FIRST ADDITION TO KLAMATH FOREST ESTATES, 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.

The true consideration for this conveyance is \$18,500.00. (Here comply with requirements of ORS 93.030)

Statutory Warranty Deed

APN: R270959

File No.: **7021-1166658 (ALF)**Date: **01/14/2008** 

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated this 22 day of fanuary	, 20 <u>08</u> .	
Ronald H Murrell		
STATE OF)		
County of)		
This instrument was acknowledged before n by Ronald H Murrell.	ne on this day of	, 20
2le ATTA	Notary Public for  My commission expires:	

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California		
County of San Luis Obispo		
On 01-22-08 before me, Belinda Troutner, Notary Public, personally appeared Ronald H. Murrell, who		
BELINDA TROUTNER R COMM. \$1666770 OO NOTARY PUBLIC-CALIFORNIA	proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.	
SAN LUIS OBISPO COUNTY OMY Comm. Expires May 14, 2010	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.	
	WITNESS my hand and official seal.	
(Seal)	Beliela Houter Signature of Notary Public	
	OPTIONAL	
Though the data below is not required by la could prevent fraudulent reattachment of this	w, it may prove valuable to persons relying on the document and	
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could prevent fraudulent reattachment of thi  CAPACITY CLAIMED BY SIGNER (PRING  Individual Corporate Officer  Title Partner(s) Limite Genera  Attorney-in-Fact Trustee(s) Guardian/Conservator	w, it may prove valuable to persons relying on the document and s form.  DESCRIPTION OF ATTACHED DOCUMENT  Statutory Warranty Deed  Title or Type of Document  d 2  Number of Pages  01-14-08  Date of Document	