

2008-001317

THIS SPACE RE

Klamath County, Oregon



01/31/2008 01:57:53 PM

Fee: \$21.00



After recording return to:

CINDY B. SIZEMORE

2710 VALE ROAD

KLAMATH FALLS, OR 97603

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

CINDY B. SIZEMORE

2710 VALE ROAD

KLAMATH FALLS, OR 97603

Escrow No. SB104556RS

Title No. 0081440

SWD

STATUTORY WARRANTY DEED

JOEL E. FUNKHOUSER and SHEILA M. FUNKHOUSER, as tenants by the entirety, Grantor(s) hereby convey and warrant to CINDY B. SIZEMORE, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 6, VALE HEIGHTS, TRACT 1386, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R888193

3910-006D0-02700-000

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$450,000.00.

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. 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.

Dated this 30 day of January, 08.

Joel E. Funkhouser

JOEL E. FUNKHOUSER

Sheila M. Funkhouser

SHEILA M. FUNKHOUSER

State of Oregon

County of Klamath

This instrument was acknowledged before me on January 30th, 2008 by JOEL E. FUNKHOUSER and SHEILA M. FUNKHOUSER.



GINA DePROW PAGANO
NOTARY PUBLIC—STATE OF MISSOURI
ST. CHARLES COUNTY
MY COMMISSION EXPIRES MAR. 8, 2008

Gina DeProw Pagano
(Notary Public for Oregon)
Charles C. Misours
My commission expires March 8, 2008

21 AMT