

THIS SPACE

2008-001694

Klamath County, Oregon



00039837200800016940010018

02/08/2008 03:41:28 PM

Fee: \$21.00



Part Of The IELD-WEN Family

MT81636-MS

After recording return to:

Dorothy L. Roberts

4821 Villa Drive

Klamath Falls, OR 97603

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

Dorothy L. Roberts

4821 Villa Drive

Klamath Falls, OR 97603

Escrow No. MT81636-MS

Title No. 0081636

SWD

### STATUTORY WARRANTY DEED

Michael Scott Bachman and Krysta Bachman, as tenants by the entirety, Grantor(s) hereby convey and warrant to Dorothy L. Roberts, 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 9 in Block 12 of THIRD ADDITION TO THE MEADOWS, 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 those shown below, if any:

The true and actual consideration for this conveyance is \$190,000.00.

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 8th day of Feb, 2008

Michael Scott Bachman

Michael Scott Bachman

Krysta Bachman

Krysta Bachman

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 2/8, 2008 by Michael Scott Bachman and Krysta Bachman.



(Notary Public for Oregon)

My commission expires

12/20/10

21AMT