

2008-001741

Klamath County, Oregon



00039903200800017410020023

02/11/2008 03:15:56 PM

Fee: \$26.00



After recording return to:
Justin Ray Ferrel
633 Boyer Road
Grants Pass, OR 97526

Until a change is requested all tax statements
shall be sent to the following address:
Justin Ray Ferrel
633 Boyer Road
Grants Pass, OR 97526

File No.: 7021-1168230 (ALF)
Date: January 24, 2008

THIS SPAC

STATUTORY WARRANTY DEED

David B. Clawson and Beverly A. Clawson, as tenants by the entirety, Grantor, conveys and warrants to **Justin Ray Ferrel and Naomi R Ferrel, 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 25, BLOCK 37, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2,
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 **\$15,500.00**. (Here comply with requirements of ORS 93.030)

F 26

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, 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 8 day of Feb, 2008

David B. Clawson

David B. Clawson

Beverly A. Clawson

Beverly A. Clawson

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 8 day of Feb, 2008
by **David B. Clawson and Beverly A. Clawson.**

Adrien Fleek

Notary Public for Oregon
My commission expires: 12-3-10

