

2008-002031

Klamath County, Oregon



00040266200800020310010010

02/19/2008 11:21:38 AM

Fee: \$21.00

MTC81567

After recording return to:

Don Kearney
Denise J. Kearney
1738 Estate Drive
Eugene, OR 97405

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

Same as Above

Order Number: 4218

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Steven L. Shear and Kathleen M. Shear, Grantors convey and warrant to **Don Kearney and Denise J. Kearney**, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 9 in Block 2 of Tract 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): 2407-007A-6500

Map/Tax Lot No(s): LOT 9

This property is free of 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 **\$150,000.00**. (Here comply with requirements of ORS 93.030.)

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

Executed this 15th day of February, 2008

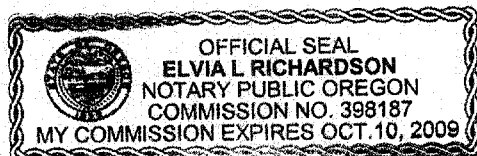
Steven L. Shear

Kathleen M. Shear

State of **Oregon**, County of **Lane**) ss.

This instrument was acknowledged before me on this 15 day of February, 2008 by **Steven L. Shear and Kathleen M. Shear**

Notary Public for Oregon



After Recording Return To:
Western Title & Escrow Company of Lane County
497 Oakway Rd. Suite 340, Eugene OR 97401

21AMT