

2008-003230

Klamath County, Oregon



After recording return to:
Richard Allen Day
409 Barneburg Road North
Medford, OR 97504

Until a change is requested all tax statements
shall be sent to the following address:
Richard Allen Day
409 Barneburg Road North
Medford, OR 97504

File No.: 7021-1182547 (DMC)
Date: February 15, 2008

THIS SPACE



03/13/2008 11:08:10 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Raymond E. Sturgal and Anna I. Sturgal, as tenants by the entirety, Grantor, conveys and warrants to Richard Allen Day, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

PARCEL 2 OF LAND PARTITION 39-94 BEING PARCEL 3 OF "MINOR LAND PARTITION 42-89" SITUATED IN GOVERNMENT LOT 22 (S 1/2 S1/2 SW 1/4), SECTION 6, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

NOTE: This legal description was created prior to January 1, 2008

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 **\$122,500.00**. (Here comply with requirements of ORS 93.030)

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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 18 day of March, 2008.

Raymond E. Sturgal
Raymond E. Sturgal

Anna Sturgal
Anna Sturgal

STATE OF Arizona)
)ss.
County of Pima)

This instrument was acknowledged before me on this 11 day of March, 2008
by **Raymond E. Sturgal and Anna Sturgal.**

Kevin Curry
Notary Public for State of AZ
My commission expires: March 21, 2009

