

MT81888-LW

THIS SPACE RE

2008-003315

Klamath County, Oregon



03/14/2008 03:36:55 PM

Fee: \$26.00

After recording return to:

NORMAN G. LEDGETT

1508 WAKEFIELD CT

UPLAND, CA 91784

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

NORMAN G. LEDGETT

1508 WAKEFIELD CT

UPLAND, CA 91784

Escrow No. MT81888-LW

Title No. 0081888

SWD

STATUTORY WARRANTY DEED

JUSTIN J. OSTERBERG and SHERRI J. OSTERBERG, as tenants by the entirety, Grantor(s) hereby convey and warrant to NORMAN G. LEDGETT and KAREN L. LEDGETT, as tenants by the entirety, 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 31 in Block 30 of FOURTH ADDITION TO NIMROD RIVER PARK, 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 \$10,500.00.

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 10 day of MARCH, 2008

JUSTIN J. OSTERBERG

SHERRI J. OSTERBERG

State of SAN BERNARDINO
County of

This instrument was acknowledged before me on C. GRIFFIN, Notary Public, 2008 by JUSTIN J. OSTERBERG and SHERRI J. OSTERBERG.

(Notary Public)

My commission expires

4-13-2008

See Attached
Acknowledgement

26 AMT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SAN BERNARDINO

On MARCH 8 2008 before me, C. GRIFFIN Notary Public
[Date] [Name of Notary Public and Title "Notary Public"]

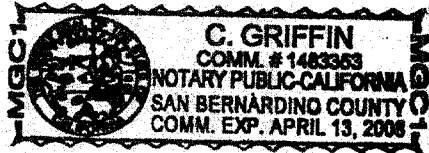
personally appeared, JUSTIN J. OSTERBERG AND
SHERI J. OSTERBERG
[Name(s) of signer(s)]

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

C. Griffin
Signature of Notary Public



(seal)

*****OPTIONAL INFORMATION*****
THE INFORMATION PROVIDED BELOW IS NOT REQUIRED BY LAW

CHARACTER OR TITLE OF DOCUMENT STATUTORY WARRANTY DEED

NUMBER OF PAGES 1 + 1 = 2 DOCUMENT DATE _____

SIGNER(S) OF THE DOCUMENT OTHER THAN THOSE NAMED ABOVE:

