

MT81918-LW

THIS SPACE R

2008-003607

Klamath County, Oregon



03/21/2008 03:16:52 PM

Fee: \$21.00

After recording return to:

BARBARA K. TURNER

5917 OAK AVENUE #353

TEMPLE CITY, CA 91780

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

BARBARA K. TURNER

5917 OAK AVENUE #353

TEMPLE CITY, CA 91780

Escrow No. MT81918-LW

Title No. 0081918

SWD

STATUTORY WARRANTY DEED

MARK BADGLEY and JUDITH BADGLEY, as tenants by the entirety, Grantor(s) hereby convey and warrant to BARBARA K. TURNER, 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 38 in Block 44 of Tract 1184, OREGON SHORES UNIT #2, FIRST ADDITION, 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 **\$55,000.00**.

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 15 day of March, 2008

Mark Badgley
MARK BADGLEY

Judith Badgley
JUDITH BADGLEY

Expires 08/01/08

State of Maryland, Montgomery County Patricia H. Menke

State of Maryland

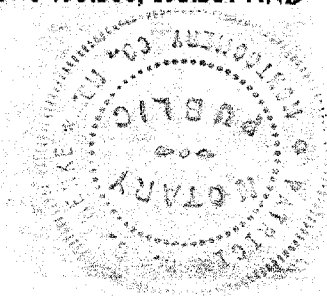
County of Montgomery

On this 15 day of March, 2008, personally appeared before me the above named Mark Badgley and Judith Badgley, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS My hand and official seal.

Notary Public for Maryland

My Commission expires: 08-01-08



2/AMT