

MT81788-KR

THIS SPACE R

2008-004437

Klamath County, Oregon



03/27/2008 01:27:04 PM

Fee: \$21.00

After recording return to:

Krystal B. Lawrence

1817 Birch Street

Klamath Falls, OR 97601

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

Krystal B. Lawrence

1817 Birch Street

Klamath Falls, OR 97601

Escrow No. MT81788-KR

Title No. 0081788

SWD

STATUTORY WARRANTY DEED

James N. Lunsford, IV and Rene M. Lunsford, as tenants by the entirety, Grantor(s) hereby convey and warrant to Krystal B. Lawrence and Eric T. McDaniel not as tenants in common, but with right of survivorship, 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 11 and the West 5 feet of Lot 10, Block 11, ELDORADO ADDITION to the City of Klamath Falls, 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 \$115,000.00.

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 26th day of March, 2008.

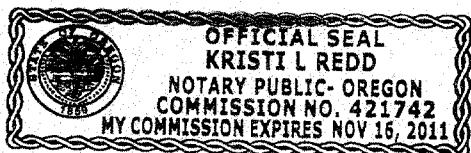
James N. Lunsford, IV

Rene M. Lunsford

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 26, 2008 by James N. Lunsford, IV and Rene M. Lunsford.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires

11/16/2011 KR

21 ANT