

MT82117-34

THIS SPACE IS

2008-004789

Klamath County, Oregon



04/01/2008 11:30:55 AM

Fee: \$21.00

After recording return to:

Pamela Hagen

P.O. Box 619

Springfield, OR 97477

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

Pamela Hagen

P.O. Box 619

Springfield, OR 97477

Escrow No. MT82117-SH

Title No. 0082117

SWD

### STATUTORY WARRANTY DEED

**Claire Clark**, Grantor(s) hereby convey and warrant to **Pamela Hagen and Michael Hagen 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:

**THE S1/2 OF THE SE1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, 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 **\$49,000.00**.

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 28<sup>th</sup> day of March, 2008

Claire Clark  
Claire Clark

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on March 28, 2008 by Claire Clark.

Heather Sciorba  
(Notary Public for Oregon)

My commission expires Feb. 9, 2010

21 AMT