

2008-006298

Klamath County, Oregon



00045230200800062980020020

04/30/2008 03:17:25 PM

Fee: \$26.00

MT82037

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR'S NAME:
Sandra M. Helgersen

GRANTEE'S NAME:
Richard N. Shafe and Sharon E. Shafe

SEND TAX STATEMENTS TO:
Richard N. Shafe and Sharon E. Shafe
6218 Flamingo Dr.
Bonanza, OR 97623

AFTER RECORDING RETURN TO:
Richard N. Shafe and Sharon E. Shafe
6218 Flamingo Dr.
Bonanza, OR 97623

Escrow No: 4608003162-FTEUG03

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Sandra M. Helgersen, Grantor, conveys and warrants to

Richard N. Shafe and Sharon E. Shafe, husband and wife, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Subject to and excepting:

Covenants, conditions, restrictions, easements of record

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$205,000.00. (See ORS 93.030)

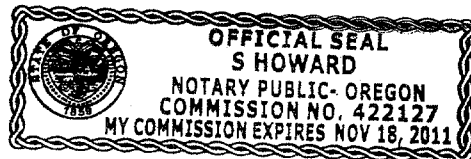
DATED: April 28, 2008

Sandra M. Helgersen
Sandra M. Helgersen

State of OREGON
COUNTY of Klamath

This instrument was acknowledged before me on APRIL 28, 2008, by Sandra M. Helgersen.

S. Howard
Notary Public - State of Oregon
My commission expires: Nov 18, 2011



260 AMT

SS 3162 1/2

**Lot 11, Block 40, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2,
according to the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.**