

MT082398-SH

THIS SPACE RES

2008-007102

Klamath County, Oregon



05/13/2008 03:07:58 PM

Fee: \$21.00

After recording return to:

Jack Platt

11070 Oak Hill Rd.

Independence, OR 97351

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

Jack Platt

11070 Oak Hill Rd.

Independence, OR 97351

Escrow No. MT82398-SH

Title No. 0082398

SWD

STATUTORY WARRANTY DEED

Leota F. Harris, Grantor(s) hereby convey and warrant to Jack Platt and Marilyn Platt, 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:

Parcel 1 of Land Partition 43-07, being a portion of the N1/2 of the SE1/4 of Section 13, Township 40 South, Range 9 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 \$175,000.00.

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 12 day of May 2008

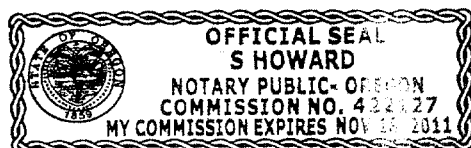
Leota F. Harris

Leota F. Harris

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on May 12, 2008 by Leota F. Harris.



S Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2011

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