

MT82361-KR



THIS SPACE I

2008-008237

Klamath County, Oregon



06/06/2008 11:23:52 AM

Fee: \$21.00

After recording return to:

Margaret L. Wilson

613 Princeton Drive SE

Albuquerque, NM 87106

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

Margaret L. Wilson

613 Princeton Drive SE

Albuquerque, NM 87106

Escrow No. MT82361-KR

Title No. 0082361

SWD

STATUTORY WARRANTY DEED

Erin Steward, Grantor(s) hereby convey and warrant to Margaret L. Wilson and Melissa R. Wilson 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 Southeasterly rectangular 41 feet of Lot 7 and the Northwesterly rectangular 24 feet of Lot 8, Block 10, 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 \$179,000.00.

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 4th day of June, 2008

Erin Steward

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 4, 2008 by Erin Steward.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011