

2008-009103

Klamath County, Oregon



THIS SP



00048515200800091030020029

06/20/2008 03:02:45 PM

Fee: \$26.00

After recording return to:
Steven M. Warner and Theresa A.
Warner
3243 Hammer
Klamath Falls, OR 97603

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

Steven M. Warner and Theresa A.
Warner
3243 Hammer
Klamath Falls, OR 97603

File No.: 7021-1244922 (DMC)

Date: June 13, 2008

STATUTORY WARRANTY DEED

Cheryl Burrell, Grantor, conveys and warrants to **Steven M. Warner and Theresa A. Warner as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 3 IN BLOCK 1 OF FIRST ADDITION TO EASTMOUNT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$83,000.00**. (Here comply with requirements of ORS 93.030)

F26-

APN: R509328

Statutory Warranty Deed
- continued

File No.: 7021-1244922 (DMC)
Date: 06/13/2008

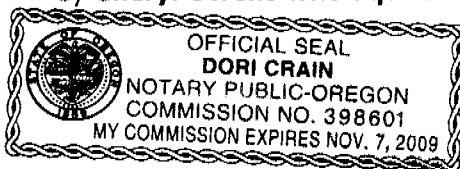
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 19 day of June, 2008.

Cheryl Burrell
Cheryl Burrell

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 19 day of June, 2008
by **Cheryl Owens who aquired title as Cheyrl Burrell.**



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009