

UTC 82339

THIS SPACE RESERVE

2008-009982

Klamath County, Oregon



00049588200800099820010019

After recording return to:

James M. Ross

1836 Luke Road

La Pine, OR 97739

07/10/2008 03:02:43 PM

Fee: \$21.00

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

James M. Ross

1836 Luke Road

La Pine, OR 97739

Escrow No. SR106957LI

Title No. 0082339

SWD

**STATUTORY WARRANTY DEED**

**Kimberly J. Topping, Devisee and Claiming Successor for the Estate of Virginia Stewart,** Grantor(s) hereby convey and warrant to **James M. Ross and Teena M. Ross, 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:

**Lot 14, Block 19 THIRD ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

\*R.

130762

2309-013C0-07500-000

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:

**2008-2009 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$139,000.00.**

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 3 day of July 2008.

Estate of Virginia Stewart

BY: Kimberly J. Topping  
Kimberly J. Topping, Devisee and Claiming Successor

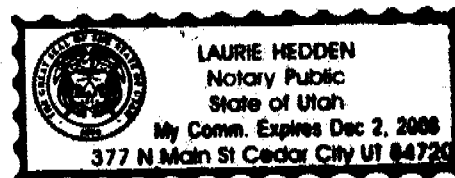
State of UTAH  
County of IRON

This instrument was acknowledged before me on July 3, 2008 by Kimberly J. Topping as devisee and claiming successor for the Estate of Virginia Stewart.

R.

Laurie Hedden  
(Notary Public)

My commission expires 12.2.2008



21 Amt