

2008-010225

Klamath County, Oregon



After recording return to:
Jeff Linders and Marie Linders
1717 Avalon
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Jeff Linders and Marie Linders
1717 Avalon
Klamath Falls, OR 97603

File No.: 7021-1244340 (ALF)
Date: June 13, 2008

THIS SPAC



00049900200800102250030035

07/17/2008 11:16:10 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

Therese Cartwright, Grantor, conveys and warrants to **Jeff Linders and Marie Linders as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$425,000.00**. (Here comply with requirements of ORS 93.030)

F31-

APN: R412869

Statutory Warranty Deed
- continued

File No.: 7021-1244340 (ALF)
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 17 day of July, 2008.

Therese Cartwright
Therese Cartwright

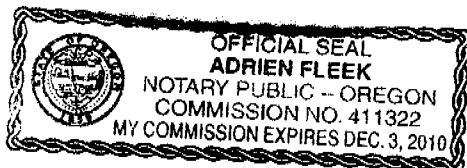
STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 17 day of July, 2008
by **Therese Cartwright**.

Adrien Fleen

Notary Public for Oregon
My commission expires:

12-3-10



APN: R412869

Statutory Warranty Deed
- continued

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Date: 06/13/2008

EXHIBIT A

LEGAL DESCRIPTION:

A portion of Lot 3 Block 16 Original Town of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly line of Lot 3 Block 16 in the Original Town of Klamath Falls, formerly Linkville, 28 feet Westerly from the Southeasterly corner of said Lot 3; thence Northwesterly and then parallel with 5th Street, 100 feet; thence Westerly and parallel with Main Street 35 feet; thence Southerly and parallel with 5th Street 100 feet; thence Easterly along the Northerly line of Main Street 35 feet to the point of beginning.