

MT082848-MS



THIS SPAC

2008-010350  
Klamath County, Oregon



07/18/2008 03:10:22 PM

Fee: \$26.00

After recording return to:

Joseph D. Helget  
8506 McLaughlin Lane  
Klamath Falls, OR 97601

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

Joseph D. Helget  
8506 McLaughlin Lane  
Klamath Falls, OR 97601

Escrow No. MT82848-MS

Title No. 0082848

SWD-EM

### STATUTORY WARRANTY DEED

**Donald A. Richie and Barbara L. Richie, as tenants by the entirety, Grantor(s) hereby convey and warrant to Joseph D. Helget, 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 9 in Block 36 of SIXTH ADDITION TO KLAMATH RIVER ACRES, 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:

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

The true and actual consideration for this conveyance is **\$218,500.00**.

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.

2014

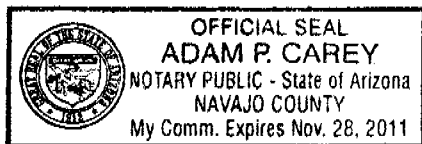
Dated this 17 day of July, 2007.

Donald A. Richie  
Donald A. Richie

Barbara L. Richie  
Barbara L. Richie

State of ARIZONA  
County of NAVAJO

This instrument was acknowledged before me on JULY 17<sup>th</sup>, 2008 by Donald A. Richie and Barbara L. Richie.



(Signature)  
(Notary Public)  
My commission expires Nov 28, 2011