

14522525

THIS SPACE RE:

2008-010488

Klamath County, Oregon



07/22/2008 03:35:39 PM

Fee: \$21.00

After recording return to:

CARY ANN BAILEY

6406 ONYX AVENUE

KLAMATH FALLS, OR 97603

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

CARY ANN BAILEY

6406 ONYX AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT82382-SH

Title No. 0082382

SWD

STATUTORY WARRANTY DEED

KATHLENE JAMISON-ROSS WHO ACQUIRED TITLE AS KATHLENE KAY JAMISON, Grantor(s) hereby convey and warrant to CARY ANN BAILEY and SAUNDRA HICKEY, with the rights 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:

Lot 5 in Block 1 of FIRST ADDITION TO LOMA LINDA HEIGHTS, 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 \$206,000.00.

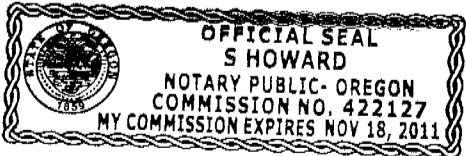
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 18 day of July, 2008.

Kathlene Jamison-Ross
KATHLENE JAMISON-ROSS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 18, 2008 by KATHLENE JAMISON-ROSS.



S Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2011

24/11/08