

2008-010738

Klamath County, Oregon



00050538200800107380020028

07/29/2008 11:15:36 AM

Fee: \$26.00



THIS SPAC

After recording return to:  
Eric M. Jones  
10835 SW 82nd Avenue  
Tigard, OR 97223

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

Eric M. Jones  
10835 SW 82nd Avenue  
Tigard, OR 97223

File No.: 7021-1262523 (DMC)  
Date: July 23, 2008

### STATUTORY WARRANTY DEED

**Jared R. Foster and Judith A.W. Foster, husband and wife**, Grantor, conveys and warrants to **Eric M. Jones**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 6, BLOCK 5, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO.1,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF  
KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Fiscal year real property taxes, a lien not yet payable.
2. 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 **\$21,000.00**. (Here comply with requirements of ORS 93.030)

F26

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 28 day of July, 2008

Jared R. Foster  
Jared R. Foster

  
Judith A.W. Foster

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 28 day of July, 2008  
by **Jared R. Foster and Judith A.W. Foster.**



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