

UTC 82750-MS

THIS SPACE R

2008-010826

Klamath County, Oregon



07/30/2008 03:39:04 PM

Fee: \$26.00

After recording return to:

Marc J. Estep

725 N. 11th Street

Klamath Falls, OR 97601

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

Marc J. Estep

725 N. 11th Street

Klamath Falls, OR 97601

Escrow No. MT82750-MS

Title No. 0082750

SWD

STATUTORY WARRANTY DEED

Bob L. Sheldon and Darlene C. Sheldon, as tenants by the entirety, Grantor(s) hereby convey and warrant to Marc J. Estep and Deborah W. Estep, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$147,000.00**.

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 29th day of July, 2008

Bob L. Sheldon

Darlene C. Sheldon

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7/29, 2008 by Bob L. Sheldon and Darlene C. Sheldon.



(Notary Public for Oregon)

My commission expires 12/20/10

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the most Southerly corner of Lot 4, Block 68 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON: thence Northwesterly along the East line of 11th Street, 45 feet; thence Northeasterly and at right angles with 11th Street to the North line of said Lot 4; thence Easterly along the North line of said Lot 4 to the most Easterly corner of said Lot 4; thence Southwesterly at right angles with 11th Street to the Southerly corner of said Lot 4 to the point of beginning, being a part of said Lot 4, Block 68, Nichols Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon.