

2008-010849

Klamath County, Oregon



THIS SPACE



07/31/2008 11:17:46 AM

Fee: \$31.00

After recording return to:
Jay A. Neil and Diane Lee Neil
39770 Modoc Point Road
Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:
Jay A. Neil and Diane Lee Neil
39770 Modoc Point Road
Chiloquin, OR 97624

File No.: 7021-1259457 (ALF)
Date: July 11, 2008

STATUTORY WARRANTY DEED

1st 1259457

Edith R. Wirtanen, trustee of the Carl A. Wirtanen and Edith R. Wirtanen Trust dated May 29, 1981, Grantor, conveys and warrants to **Jay A. Neil and Diane Lee Neil as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

PARCEL 3 OF PARTITION 4-94 BEING A PORTION OF PARCELS 1 AND 2 OF MINOR PARTITION 68-91 SITUATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, 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 **\$319,000.00**. (Here comply with requirements of ORS 93.030)

F 31-

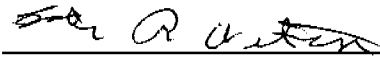
APN: **R875457**

Statutory Warranty Deed
- continued

File No.: **7021-1259457 (ALF)**
Date: **07/11/2008**

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 29th day of July, 2008.



Edith R. Wirtanen

STATE OF Oregon

County of Klamath

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)ss.
)

See attached

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Edith R. Wirtanen**.

Notary Public for Oregon
My commission expires:

ACKNOWLEDGMENT

State of California

County of Santa Cruz

On July 29, 2008 before me, M. Goff, Notary Public
(here insert name and title of the officer)

personally appeared

Guth R. Wirtanen

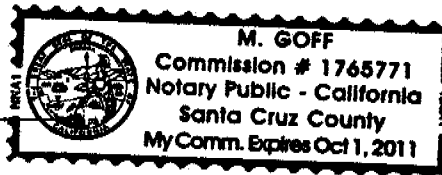
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

M. Goff



(Seal)