

WTC 82071-



THIS SPACE RE:

2008-010958

Klamath County, Oregon



08/01/2008 11:41:21 AM

Fee: \$21.00

After recording return to:

Colleen Polk

4550 Airport Lane

Sweet Home, OR 97386

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

Colleen Polk

4550 Airport Lane

Sweet Home, OR 97386

Escrow No. SR106321TI

Title No. 0082071

SWD

### STATUTORY WARRANTY DEED

**Charlene Renee Gossling**, Grantor(s) hereby convey and warrant to **Colleen Polk**, 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 20, Block 3, PLAT NO. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Acct #2309-002A0-05400-000 Key No. 699220**

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 **\$124,150.81**.

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 22<sup>ND</sup> day of July, 2008

Charlene Renee Gossling

State of Oregon

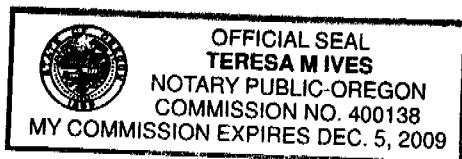
County of ~~Klamath~~ Deschutes

This instrument was acknowledged before me on July 22, 2008 by Charlene Renee Gossling.

(Notary Public for Oregon)

My commission expires

12/5/09



Klamath