2008-011022 Klamath County, Oregon





After recording return to: Jeffery J. Ford and Jackie L. Ford 301 Trollview Road Grants Pass, OR 97527

Until a change is requested all tax statements shall be sent to the following address:
Jeffery J. Ford and Jackie L. Ford 301 Trollview Road
Grants Pass, OR 97527

File No.: 7021-1265779 (DMC)

Date: July 29, 2008

	08/04/2008 11:56:04 AM		Fee: \$31.00

STATUTORY WARRANTY DEED

THIS SPACE

Lorraine V. Wilkins, Grantor, conveys and warrants to **Jeffery J. Ford and Jackie L. Ford as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 \$8,500.00. (Here comply with requirements of ORS 93.030)

Statutory Warranty Deed - continued

File No.: **7021-1265779 (DMC)**Date: **07/29/2008**

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 day of	<i>Τυ</i> ιγ	, 20 <u>00</u> .	
San M. Alef	L PSA		
Lorraine V. Wilkins			
STATE OF))ss.		
County of)		
This instrument was acknowledge to the second section of the section of the second section of the section of the second section of the	Notary Publi	L day of <u>August</u> Le V. Wilkins Of M SUPL ic for Kinosha, WI sion expires: 11-7-208	20 0 S A S A S A S A S A S A S A S A S A

APN: R3313-01400-00700

Statutory Warranty Deed - continued

File No.: **7021-1265779 (DMC)**

Date: 07/29/2008

EXHIBIT A

LEGAL DESCRIPTION:

The South 415 feet of the West 1050 feet of Lot 14 Block 17 Klamath Falls Forest Estates Sycan Unit, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

NOTE: This legal description was created prior to January 1, 2008.