

MT 83040-KR



THIS SPACE

2008-011058

Klamath County, Oregon



00050941200800110580020021

08/04/2008 03:56:28 PM

Fee: \$26.00

After recording return to:

Donald L. Davis

3644 Agate Street

Klamath Falls, OR 97603

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

Donald L. Davis

3644 Agate Street

Klamath Falls, OR 97603

Escrow No. MT83040-KR

Title No. 0083040

SWD-EM

STATUTORY WARRANTY DEED

Keith Barr, Grantor(s) hereby convey and warrant to Donald L. Davis and Patricia Davis, 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:

Lot 1 and the East 1/2 of Lot 2 in Block 2 of LENOX ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the County Clerk of Klamath County, Oregon.

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 **\$46,000.00**.

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.

CS

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Dated this 29 day of July, 2008

Keith Barr
Keith Barr

~~State of Oregon~~ British Columbia
~~County of Klamath~~ Canada

This instrument was acknowledged before me on July 29th, 2008 by Keith Barr.

Colin L. Spencer
(Notary Public for ~~Oregon~~) BRITISH COLUMBIA
My commission expires 15 CANADA
BEING A SOLICITOR

Colin L. Spencer
Barrister & Solicitor
Suite 200 - 1260 Shoppers Row
Campbell River, BC V9W 2C8