

NTC 82986-LW

THIS SPACE RE

2008-011234

Klamath County, Oregon



08/07/2008 03:32:13 PM

Fee: \$21.00

After recording return to:

Ray B. Keener

4360 E. National Avenue

Winnemucca, NV 89445

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

Ray B. Keener

4360 E. National Avenue

Winnemucca, NV 89445

Escrow No. MT82986-LW

Title No. 0082986

SWD

STATUTORY WARRANTY DEED

Clint Hill, Grantor(s) hereby convey and warrant to **Ray B. Keener and Elizabeth Ann Keener**, 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 7 in Block 1 of RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of 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.

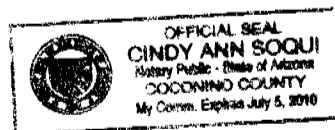
The true and actual consideration for this conveyance is **\$200,000.00**.

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.

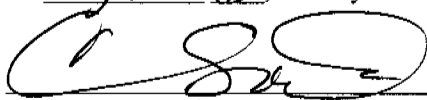
Dated this 6 day of AUGUST, 2008.


Clint Hill

State of ARIZONA
County of COCONINO



This instrument was acknowledged before me on August 16th 2008 by Clint Hill.


(Notary Public)

My commission expires July 5 2010 CS

21 AMT