

2008-011273

Klamath County, Oregon



After recording return to:
Lance R. Lerum and Janice R Lerum
147 Ridgecrest Drive
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Lance R. Lerum and Janice R Lerum
147 Ridgecrest Drive
Klamath Falls, OR 97601

File No.: 7021-1251510 (ALF)
Date: July 02, 2008

THIS SPACE



00051199200800112730030030

08/08/2008 01:10:38 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Terrence J. Scroggin, Grantor, conveys and warrants to **Lance R. Lerum and Janice R Lerum, husband and wife 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 **\$340,000.00**. (Here comply with requirements of ORS 93.030)

F31

APN: R173868

Statutory Warranty Deed
- continued

File No.: 7021-1251510 (ALF)
Date: 07/02/2008

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 25 day of July, 2008.

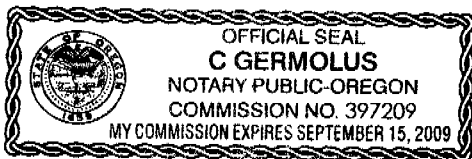
X Terrence J Scroggin
Terrence J Scroggin

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 25 day of July, 2008
by **Terrence J Scroggin**.

Cermolus

Notary Public for Oregon
My commission expires: 9/15/09



APN: **R173868**

Statutory Warranty Deed
- continued

File No.: **7021-1251510 (ALF)**
Date: **07/02/2008**

EXHIBIT A

LEGAL DESCRIPTION:

LOT 19 IN BLOCK 2, TRACT 1145, NOB HILL, AS RESUBDIVISION OF PORTIONS OF NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION, AND ELDORADO HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.