

NTL82996-SH

THIS SPACE RE

2008-011588

Klamath County, Oregon



08/14/2008 03:49:39 PM

Fee: \$21.00

After recording return to:

MICHAEL ELDER

2619 BISBEE STREET

KLAMATH FALLS, OR 97603

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

MICHAEL ELDER

2619 BISBEE STREET

KLAMATH FALLS, OR 97603

Escrow No. MT82996-SH

Title No. 0082996

SWD

STATUTORY WARRANTY DEED

DEANNA MARIE KRATOCHVIL, WHO ACQUIRED TITLE AS, DEANNA MARIE OWEN and MICHAEL JOHN KRATOCHVIL, with rights of survivorship, Grantor(s) hereby convey and warrant to **MICHAEL ELDER,** 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:

Parcel 2 of Land Partition 65-96, said partition being a partition of Lot 2, Block 2, ALTAMONT ACRES, Klamath County, Oregon, situated in the NW1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, 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 **\$145,000.00.**

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 13 day of Aug, 2008

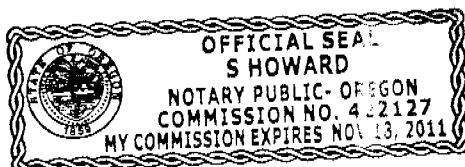

DEANNA MARIE KRATOCHVIL

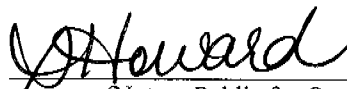

MICHAEL JOHN KRATOCHVIL

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Aug 13, 2008 by DEANNA MARIE KRATOCHVIL and MICHAEL JOHN KRATOCHVIL.




(Notary Public for Oregon)

My commission expires Nov 13, 2011

Handwritten signature