

MT82214-KR

THIS SPACE

2008-011952

Klamath County, Oregon



08/25/2008 03:08:20 PM

Fee: \$21.00

After recording return to:

Ash Carter

PMB 128 1900 N.E. 3rd Street, Suite 106

Bend, OR 97701

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

Ash Carter

PMB 128 1900 N.E. 3rd Street, Suite 106

Bend, OR 97701

Escrow No. MT82214-KR

Title No. 0082214

SWD

STATUTORY WARRANTY DEED

Carl T. Tanaka and June ~~X~~ ^{W. put} Tanaka, as tenants by the entirety and James T. Katsuda, as tenants in common, Grantor(s) hereby convey and warrant to ~~Ash~~ ^{**Ashley B.} Carter and Irene Carter, 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 2 in Block 31 of TRACT 1184, OREGON SHORES UNIT 2, FIRST ADDITION, 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:

The true and actual consideration for this conveyance is \$15,000.00.

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 16th day of May, 2008.

Carl T. Tanaka

June Tanaka

James T. Katsuda

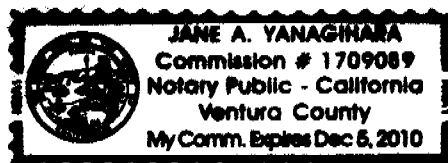
STATE OF CALIFORNIA

COUNTY OF Ventura ^{SS.}

On May 16th, 2008 before me, Jane A. Yanagihara personally appeared Carl T. Tanaka, June ~~M~~ Tanaka and James T. Katsuda personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



2/ALT