

MT83121-SH

2008-012104

Klamath County, Oregon



THIS SPACE



00052269200800121040020022

08/28/2008 03:09:56 PM

Fee: \$26.00

After recording return to:

JACK L. COLE

2020 ARTHUR STREET

KLAMATH FALLS, OR 97603

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

JACK L. COLE

2020 ARTHUR STREET

KLAMATH FALLS, OR 97603

Escrow No. MT83121-SH

Title No. 0083121

SWD-EM

### STATUTORY WARRANTY DEED

**KELLY SHULTS and AMBER SHULTS, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **JACK L. COLE**, 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:

The S1/2 of Lot B of the Re-Subdivision of Tract No. 24, ENTERPRISE TRACTS, 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 **\$120,000.00**.

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.

26447

Dated this 26 day of August, 2008.

Kelly Shults  
KELLY SHULTS

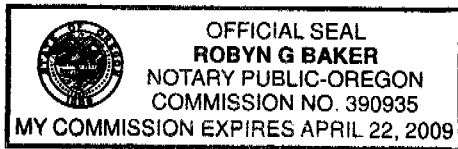
Amber Shults  
AMBER SHULTS

State of Oregon  
County of KLAMATH  
Deschutes

This instrument was acknowledged before me on Aug 26, 2008 by RB AS ~~KELLY SHULTS~~ and AMBER SHULTS.

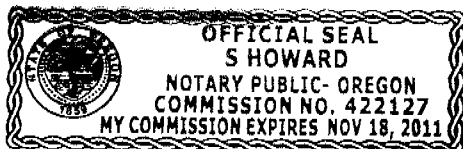
Robyn G Baker  
(Notary Public for Oregon)

My commission expires 4/22/2009



State of Oregon  
County of Klamath

This instrument was acknowledged before me on August 27, 2008 by Kelly Shults.



S Howard  
(Notary Public for Oregon)

My Commission expires Nov 18, 2011