

2008-012421

Klamath County, Oregon



00052645200800124210020025

09/04/2008 02:59:02 PM

Fee: \$26.00



THIS SPACE

After recording return to:
Janet Huskey
PO Box 219113
Portland, OR 97225

Until a change is requested all tax statements
shall be sent to the following address:
Janet Huskey
PO Box 219113
Portland, OR 97225

File No.: 7021-1273019 (ALF)
Date: August 21, 2008

STATUTORY WARRANTY DEED

Wendi Slezak, Grantor, conveys and warrants to **Janet Huskey**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 3, BLOCK 23, SPRAGUE RIVER VALLEY ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

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 **\$4,000.00**. (Here comply with requirements of ORS 93.030)

VIA

F26-

APN: R361833

Statutory Warranty Deed
- continued

File No.: 7021-1273019 (ALF)
Date: 08/21/2008

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 2 day of Sept, 2008

Wendi Slezak

Wendi Slezak

STATE OF Oregon)

)ss.

County of Klamath)

This instrument was acknowledged before me on this 2 day of Sept, 2008
by **Wendi Slezak**.

Adrien Fleeck

Notary Public for Oregon

My commission expires: 12-3-10

