

147083237

2008-012553
Klamath County, Oregon

After recording return to:
Jack F. Biggs Jeanne L. Biggs 1120 Clay Street Colusa, CA 95932
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



09/08/2008 03:37:34 PM

Fee: \$21.00

Order Number: 13453

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Harry E. Tillson, Grantor conveys and warrants to Jack F. Biggs and Jeanne L. Biggs, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lots 13 and 14, Block 28, CRESCENT, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Account No(s): 155067

Map/Tax Lot No(s): 2409-030DB-02300

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$24,000.00**. (Here comply with requirements of ORS 93.030.)

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, CHAPTER 424, OREGON LAWS 2007.

Executed this 9-4-08 day of September, 2008

Harry E. Tillson

State of **California**, County of Kern) ss.

This instrument was acknowledged before me on this 4 day of September, 2008 by **Harry E. Tillson**

Notary Public for California



2/11/11