

2008-013160

Klamath County, Oregon



THIS SPA



09/22/2008 03:12:52 PM

Fee: \$26.00

After recording return to:
Steve Collman and Rose Collman
~~2227 Cable Street~~ 6667 HWY
Klamath Falls, OR 97601 666

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

Steve Collman and Rose Collman
~~2227 Cable Street~~ 6667 HWY
Klamath Falls, OR 97601 666

File No.: 7021-1282714 (ALF)

Date: September 08, 2008

STATUTORY WARRANTY DEED

SC Jay C. Paxton and Nina J. Paxton, husband and wife, Grantor, conveys and warrants to Steve
Collman and Rose Collman, husband and wife, Grantee, the following described real property free
of liens and encumbrances, except as specifically set forth herein:

**LOT 21 AND THAT PORTION OF LOT 22, BLOCK 5, RIVERVIEW, KLAMATH COUNTY, OREGON,
LYING EASTERLY OF THE DALLS-CALIFORNIA HIGHWAY.**

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 **\$31,200.00**. (Here comply with requirements of ORS 93.030)

F26-

APN: **R533355**

Statutory Warranty Deed
- continued

File No.: **7021-1282714 (ALF)**
Date: **09/08/2008**

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 22 day of September, 2008


Jay C. Paxton

Nina J. Paxton
Nina J. Paxton

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 22 day of September, 2008
by **Jay C. Paxton and Nina J. Paxton.**

Adrian Flock

Notary Public for Oregon
My commission expires: 12-3-18

