

2008-013374

Klamath County, Oregon



After recording return to:
Donald R. Cathcart and Shanna M.
Cathcart
20711 Sundance Springs Lane
Spring, TX 77379

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

Donald R. Cathcart and Shanna M.
Cathcart
20711 Sundance Springs Lane
Spring, TX 77379

File No.: 7021-1275678 (DMC)

Date: August 22, 2008

THIS SPACE



00053857200800133740030033

09/26/2008 10:49:38 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

Dennis D. Findorff and Lori Ann Findorff, as tenants by the entirety, Grantor, conveys and warrants to **Donald R. Cathcart and Shanna M. Cathcart as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$134,900.00**. (Here comply with requirements of ORS 93.030)

F31-

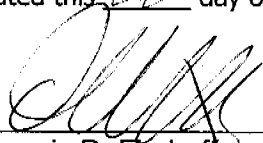
APN: R370182

Statutory Warranty Deed
- continued

File No.: 7021-1275678 (DMC)
Date: 08/22/2008

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.

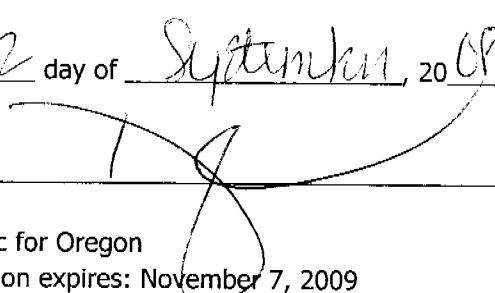

Dennis D. Findorff


Lori Ann Findorff

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 22 day of September, 2008
by **Dennis D. Findorff and Lori Ann Findorff.**




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

APN: **R370182**

Statutory Warranty Deed
- continued

File No.: **7021-1275678 (DMC)**
Date: **08/22/2008**

EXHIBIT A

LEGAL DESCRIPTION:

THE NORTHWESTERLY 40 FEET OF LOTS 7 AND 8 IN BLOCK 61 OF NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THAT PORTION CONVEYED TO UNITED STATES OF AMERICA FOR CANAL PURPOSES BY INSTRUMENT DATED APRIL 23, 1906, RECORDED MAY 1, 1906 IN BOOK 20, PAGE 80, DEED RECORDS OF KLAMATH COUNTY, OREGON.

NOTE: This legal description was created prior to January 1, 2008.