

2008-014137

Klamath County, Oregon



00054755200800141370010010

10/15/2008 11:17:59 AM

Fee: \$21.00

After recording return to:
Bryan F. Wedmore Cindy L. Wedmore 413 N. 49th Loop Springfield, OR 97748
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Order Number: 14786

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Michael A. Hardie and Carol L. Hardie, , as tenants by the entirety Grantors convey and warrant to

Bryan F. Wedmore and Cindy L. Wedmore, , as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

North 1/2 of the North 1/2 of the North 1/2 of the West 1/2 of the East 1/2 of the Southeast 1/4 of Section 9, Township 25 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon

Account No(s):

Map/Tax Lot No(s):

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 **\$45,000.00**. (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 10th day of October, 2008

Michael A. Hardie
Michael A. Hardie

Carol L. Hardie
Carol L. Hardie

State of **Oregon**, County of **Deschutes**) ss.

This instrument was acknowledged before me on this 10th day of October, 2008 by **Michael A. Hardie and Carol L. Hardie**

[Signature]
Notary Public for Oregon



1st 1295493

521