

MT 79177-MS



THIS SPACE R

2008-014139

Klamath County, Oregon



00054758200800141390010013

10/15/2008 11:27:23 AM

Fee: \$21.00

After recording return to:

Sandra Ann Jipp

3935 Boardman Avenue

Klamath Falls, OR 97603

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

Sandra Ann Jipp

3935 Boardman Avenue

Klamath Falls, OR 97603

Escrow No. MT79177-MS

Title No. 0079177

SWD

### STATUTORY WARRANTY DEED

**D & P Properties, a Partnership**, Grantor(s) hereby convey and warrant to **Sandra Ann Jipp**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

**The Easterly 1/2 of Lot 4 in TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$95,000.00**.

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, 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.

Dated this 13<sup>th</sup> day of Oct, 2008

D & P Properties, a Partnership

BY:

Kent L. Pederson  
Kent L. Pederson, General Partner

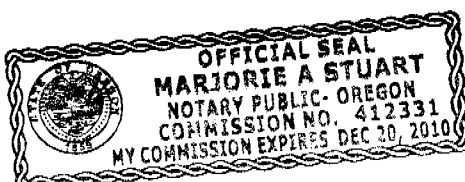
BY:

Phil Doddridge  
Phil Doddridge, General Partner

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 10/13, 2008 by Kent Pederson and Phil Doddridge, as General Partners for D & P Properties, a Partnership.



MAA Stuart  
(Notary Public for Oregon)

My commission expires 12/20/10

2/11/11