2008-014313 Klamath County, Oregon





After recording return to: Eric Horn and Terri Horn 130 Washington Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Eric Horn and Terri Horn
130 Washington
Klamath Falls, OR 97601

File No.: 7021-1274875 (DMC) Date: August 26, 2008

10/20/2008 02:28:37 PM	Fee: \$26.00
	j

STATUTORY WARRANTY DEED

THIS SPACE

Cathy S. Randall, Grantor, conveys and warrants to **Eric Horn and Terri Horn**, **husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 9, BLOCK 5, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

- 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 \$282,000.00. (Here comply with requirements of ORS 93.030)

Statutory Warranty Deed - continued

File No.: 7021-1274875 (DMC) Date: 08/26/2008

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 _	<u>F1</u> day of <u>OU</u>	<u>1021 , 20 08.</u>
Cathy S. F	hy S. Rand Randall	<u>Calf</u>
STATE OF	Oregon))ss.
County of	Klamath	,
This instrum by Cathy S .	ent was acknowledged l . Randall .	before me on this day of 00000000000000000000000000000000000
NOTAF	DEFICIAL SEAL DORI CRAIN RY PUBLIC-OREGON ISSION NO. 398601 ISSION EXPIRES NOV. 7, 2009	Dori Crain Notary Public for Oregon My commission expires: November 7, 2009