

WJC 83267

2008-014478
Klamath County, Oregon



00055172200800144780010010

10/23/2008 03:44:06 PM

Fee: \$21.00

After recording return to: Order Number: 13617 Western Title & Escrow 497 Oakway Road, Suite 340 Eugene, OR 97401 Grantee Name(s): Kurt J. Straube 95152 Turnbow Lane Junction City, OR 97448 Until a change is requested, all tax statements shall be sent to the following address: Same as Above

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Constantine James Pulos and Mark C. Keith, Grantors convey and warrant to Kurt J. Straube and Karla M. Straube, as tenants by the entirety, as to an undivided 50% interest and Gary McCartney and Angie McCartney, as tenants by the entirety, as to an undivided 50% interest, Grantee the following described real property free of encumbrances except as specifically set forth herein:

All that portion of the SW 1/4 SW 1/4 NW 1/4 of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, lying Northeasterly of Oregon State Highway No. 58, Klamath County, Oregon.

Account No(s): 2407-01700-00200-000

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 \$230,000.00. (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 22nd day of October, 2008

Constantine James Pulos

Mark C. Keith

State of Oregon, County of Deschutes) ss.

This instrument was acknowledged before me on this 22nd day of October, 2008 by Constantine James Pulos and Mark C. Keith

Notary Public for Oregon



21amt