

NOT 83533 MS

THIS SPACE RE:

2008-014692

Klamath County, Oregon



00055432200800146920020029

10/29/2008 03:13:08 PM

Fee: \$26.00

After recording return to:

Kenneth E. Caple

1441 Walnut Drive

Campbell, CA 95008

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

Kenneth E. Caple

1441 Walnut Drive

Campbell, CA 95008

Escrow No. MT83533-MS

Title No. 0083533

SWD

STATUTORY WARRANTY DEED

James W. Kelly and Marcy R. Kelly, as tenants by the entirety, Grantor(s) hereby convey and warrant to Kenneth E. Caple and Sharon D. Caple, as tenants by the entirety, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$540,000.00**.

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 24 day of OCTOBER, 08.

James W. Kelly

Marcy R. Kelly

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 10/24, 2008 by James W. Kelly and Marcy R. Kelly.

(Notary Public for Oregon)

My commission expires 12/20/10



26Antt

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 11, KIWANIS BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lots 12 and 13, KIWANIS BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

Lot 14 (less North 65 feet), and the South 15 feet of Lot 10, KIWANIS BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.