

MTL 83636-SH

THIS SPACE RE

2008-014817

Klamath County, Oregon



10/31/2008 03:22:15 PM

Fee: \$21.00

After recording return to:

MIKE KRATOCHVIL

1929 WORDEN AVENUE

KLAMATH FALLS, OR 97601

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

MIKE KRATOCHVIL

1929 WORDEN AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT83636-SH

Title No. 0083636

SWD

STATUTORY WARRANTY DEED

HARRIET WORDEN and JAMES L. WORDEN, as tenants by the entirety, Grantor(s) hereby convey and warrant to **MIKE KRATOCHVIL and DEANNA KRATOCHVIL**, 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:

The North 17 1/2 feet of Lot 20 and all of Lots 21, 22, 23 and 24 in Block 23, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, 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 **\$155,000.00**.

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 31 day of Oct, 2008

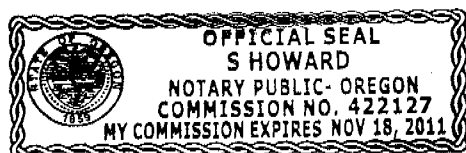
Harriet Worden
HARRIET WORDEN

BY: James L. Worden
JAMES L. WORDEN, AS HER ATTORNEY IN FACT

James L. Worden
JAMES L. WORDEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 31, 2008 by JAMES L. WORDEN, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR HARRIET WORDEN.



S. Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2011

21 Amt