

47082714

After recording return to:
Robert T. Lipscomb Jennefer D. Lipscomb 19657 Perch Court Lake Oswego, OR 97034
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Order Number: 10842

2008-011775  
Klamath County, Oregon

00051805200800117750010016

08/19/2008 03:11:16 PM

Fee: \$21.00

2008-015075  
Klamath County, Oregon



00055864200800150750010016

11/06/2008 03:38:01 PM

Fee: \$21.00

### STATUTORY WARRANTY DEED

**Randy D. Wellette and Judie A. Wellette, as tenants by the entirety Grantors** convey and warrant to

**Robert T. Lipscomb and Jennefer D. Lipscomb, as tenants by the entirety, Grantees** the following described real property free of encumbrances except as specifically set forth herein:

20

**Lot 1/7, Block 4 of TRACT NO. 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Account No(s): **165145**

Map/Tax Lot No(s): **2607-001C0-02000-000**

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 **\$160,000.00**. (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 31<sup>st</sup> day of August, 2008

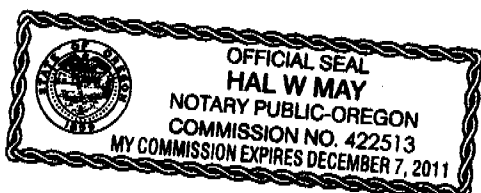
Randy D. Wellette

Judie A. Wellette

State of **Oregon**, County of **Lane** ) ss.

This instrument was acknowledged before me on this 31<sup>st</sup> day of August, 2008 by **Randy D. Wellette and Judie A. Wellette**

Notary Public for Oregon



Re-recorded to correct the legal description. Previously recorded in 2008-011775

2/11/11