

2008-015586

Klamath County, Oregon



00056465200800155860020020

11/19/2008 11:20:11 AM

Fee: \$26.00



After recording return to:
Robert Bell and Nacole Bell
4331 Stebbins
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Robert Bell and Nacole Bell
4331 Stebbins
Klamath Falls, OR 97601

File No.: 7021-1291428 (ALF)
Date: September 26, 2008

THIS SPACE

STATUTORY WARRANTY DEED

Claudette Diffenderfer, Grantor, conveys and warrants to **Robert Bell and Nacole Bell and Ronald Alexander, all with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOTS 8, 9 AND 10, BLOCK 4 FAIRHAVEN HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. 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 **\$179,000.00**. (Here comply with requirements of ORS 93.030)

FLU-

APN: R495681

Statutory Warranty Deed
- continued

File No.: 7021-1291428 (ALF)
Date: 09/26/2008

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 14 day of Nov, 2008.

Claudette Diffenderfer
Claudette Diffenderfer

STATE OF Oregon)
County of Yolo) ss.

This instrument was acknowledged before me on this 14 day of Nov, 2008
by **Claudette Diffenderfer**.

[Signature]
Notary Public for Oregon
My commission expires:

