

UTC 83684-US



THIS SPACE RE

2008-015672
Klamath County, Oregon



11/21/2008 09:34:58 AM

Fee: \$21.00

After recording return to:

Milan Vavrina

13181 Kann Springs Lane

Keno, OR 97627

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

Milan Vavrina

13181 Kann Springs Lane

Keno, OR 97627

Escrow No. MT83684-MS

Title No. 0083684

SWD

STATUTORY WARRANTY DEED

Peggy Berg, formerly known as Peggy Reynolds, Successor Trustee of the Elaine Steademan Revocable Trust, Grantor(s) hereby convey and warrant to Milan Vavrina and Jitka Vavrina, 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 S1/2 of Lot 4 in Block 9, FIRST ADDITION TO KENO WHISPERING PINES, according to the official plat thereof on file in the office of the County Clerk of 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 **\$240,000.00**.

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 18th day of Nov, 2008

Successor Trustee of the Elaine Steademan Revocable Trust

BY:

Peggy Berg
Peggy Berg, Successor Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 11-18, 2008 by Peggy Berg, Successor Trustee of the Elaine Steademan Revocable Trust.



MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/10

24amt