

MTL 83913-LW

THIS SPACE RE

2008-016390

Klamath County, Oregon



12/11/2008 01:23:29 PM

Fee: \$26.00

After recording return to:

STEPHEN E. TANGUY

1227 11th AVENUE EAST

TWIN FALLS, ID 83301

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

STEPHEN E. TANGUY

1227 11th AVENUE EAST

TWIN FALLS, ID 83301

Escrow No. MT83913-LW

Title No. 0083913

SWD

### STATUTORY WARRANTY DEED

**RICHARD SCOTT MISERLIAN and RICHARD SCOTT MISERLIAN, AS SUCCESSOR TRUSTEE OF THE GLORIA R. MISERLIAN 1998 FAMILY TRUST**, Grantor(s) hereby convey and warrant to **STEPHEN E. TANGUY and TERRI J. TANGUY**, 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:

Lots 6 and 45 in Block 36 of **KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2**, 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 **\$35,000.00**.

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.

26AMT

Dated this 10 day of December 2008.

Richard Scott Miserlian  
RICHARD SCOTT MISERLIAN

THE GLORIA R. MISERLIAN 1998 FAMILY TRUST

BY: Richard Scott Miserlian  
RICHARD SCOTT MISERLIAN, SUCCESSOR TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 10 2008 by RICHARD SCOTT MISERLIAN individually and as Successor Trustee of THE GLORIA R. MISERLIAN 1998 FAMILY TRUST.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2011

