

MT083715-MS

THIS SPACE R

2008-016512

Klamath County, Oregon



12/15/2008 03:21:44 PM

Fee: \$21.00

After recording return to:

Mo Biria

5335 Avalon Street

Klamath Falls, OR 97603

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

Mo Biria

5335 Avalon Street

Klamath Falls, OR 97603

Escrow No. MT83715-MS

Title No. 0083715

SWD

STATUTORY WARRANTY DEED

Claud O. Reid and Danielle J. Reid, as tenants in common, Grantor(s) hereby convey and warrant to **Mo Biria**, 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 198 feet of TRACT 20, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPT that portion taken for the widening of Avalon Street as disclosed by Order recorded December 4, 1964 in the County Commissioner's Journal as Volume 36, page 157.

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 **\$325,000.00**.

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 10th day of Dec, 2008

Claud O. Reid
Claud O. Reid

Danielle J. Reid
Danielle J. Reid

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 12/10, 2008 by Claud O. Reid and Danielle J. Reid.



MA Stuart
(Notary Public for Oregon)

commission expires 12/20/10

2411