2008-016568 Klamath County, Oregon

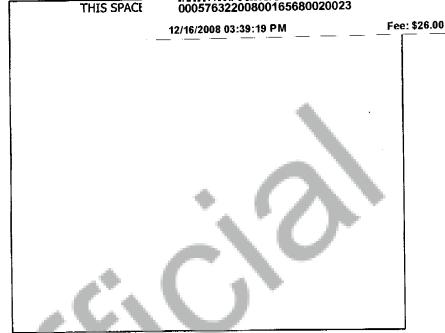




After recording return to: Adelle L. Oldenkamp 1835 Manzanita Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address: Adelle L. Oldenkamp 1835 Manzanita Klamath Falls, OR 97601

File No.: 7021-1308574 (DMC) November 21, 2008 Date:



## STATUTORY WARRANTY DEED

Jesse J. Talbott, Grantor, conveys and warrants to Adelle L. Oldenkamp, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 20 IN BLOCK 30 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

## Subject to:

Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in 1. the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$156,830.00. (Here comply with requirements of ORS 93.030)

## Statutory Warranty Deed - continued

File No.: **7021-1308574 (DMC)**Date: **11/21/2008** 

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 12 day of December, 2008.

Jesse J. Talbett

STATE OF

Oregon

)ss.

County of

Klamath Umdike

This instrument was acknowledged before me on this \( \sum\_{\text{obs}} \) day of \( \sum\_{\text{cerrber}} \), 20 \( \text{obs} \) by Jesse J. Davis who aguired title as Jesse J. Talbot.

OFFICIAL SEAL
LARISSA MORTON
MOTARY PUBLIC-OREGON
COMMISSION NO. 420111
MY COMMISSION EXPIRES AUG. 8, 2011

Notary Public for Oregon

My commission expires: 8 8 201