

2008-016818

Klamath County, Oregon



00057914200800168180020021

THIS SPACE

12/24/2008 11:50:19 AM

Fee: \$26.00




After recording return to:  
Ryan Garrett and Diane Garrett  
PO BOX 1723  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Ryan Garrett and Diane Garrett  
PO BOX 1723  
Klamath Falls, OR 97601

File No.: 7021-1321689 (ALF)  
Date: December 17, 2008

### STATUTORY WARRANTY DEED

 **David J. Goodfellow and Lisa D. Goodfellow**, Grantor, conveys and warrants to **Ryan Garrett and Diane Garrett, husband and wife**, 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 3, BLOCK 62, LAKEVIEW 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:**


1. 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 **\$144,500.00**. (Here comply with requirements of ORS 93.030)

F26

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 24 day of December, 2008.

  
David J. Goodfellow

Lisa D. Goodfellow  
Lisa D. Goodfellow

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 21 day of December, 2008  
by **David J. Goodfellow and Lisa D. Goodfellow**.

dfellow Adrian Hearn

Notary Public for Oregon  
My commission expires: 12-3-10

