

2009-000184

Klamath County, Oregon



00058416200900001840020026



After recording return to:
Robert G. Bumstead
18909 Clear Springs Way
Crescent Lake, OR 97733

Until a change is requested all tax statements
shall be sent to the following address:
Robert G. Bumstead
18909 Clear Springs Way
Crescent Lake, OR 97733

File No.: 7011-1312752 (mah)
Date: December 31, 2008

THIS SPACE

01/07/2009 03:26:37 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

William J. Rogers and Kirsten Ribanszky-Rogers, as tenants by the entirety, Grantor, conveys and warrants to **Robert G. Bumstead and Carrie S. Matsushita**, 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 47 IN BLOCK 3 OF TRACT 1119, LEISURE WOODS UNIT 2, 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 **\$385,000.00**. (Here comply with requirements of ORS 93.030)

F24-

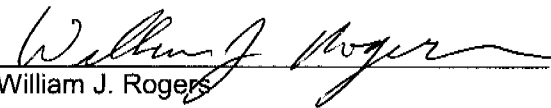
APN: R793617

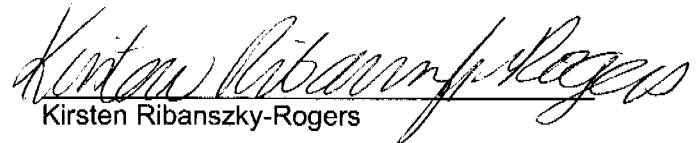
Statutory Warranty Deed
- continued

File No.: 7011-1312752 (mah)
Date: 12/31/2008

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.

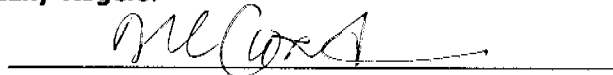
Dated this 5 day of Jan, 2009.

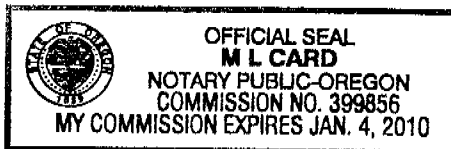

William J. Rogers


Kirsten Ribanszky-Rogers

STATE OF Oregon)
)ss.
County of Multnomah)

This instrument was acknowledged before me on this 5 day of JAN, 2009
by **William J. Rogers and Kirsten Ribanszky-Rogers.**





Notary Public for Oregon
My commission expires: 01-04-10