

MT 84098



THIS SPACE

2009-000333

Klamath County, Oregon



01/12/2009 03:25:49 PM

Fee: \$21.00

After recording return to:

Donald Gruener and Susan Gruener

1081 Joe Wright Road

Klamath Falls, OR 97603

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

Donald Gruener and Susan Gruener

1081 Joe Wright Road

Klamath Falls, OR 97603

Escrow No. MT84097-KR

Title No. 0084098

SWD

STATUTORY WARRANTY DEED

Timothy R. Anderson, Grantor(s) hereby convey and warrant to **Donald Gruener and Susan Gruener**, 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:

Lot 8 in Block 205, MILLS SECOND ADDITION in the City of Klamath Falls, according to the official plat thereof in file in the office of the County Clerk, 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 **\$15,000.00**.

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 12th day of January, 2009

Timothy R. Anderson

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Jan. 12, 2009 by Timothy R. Anderson.



(Notary Public for Oregon)

My commission expires 11/16/2011

KLAMATH