

MTL 84162-DS



THIS SPACE

2009-000574

Klamath County, Oregon



00058878200900005740020029

01/16/2009 03:33:05 PM

Fee: \$26.00

After recording return to:

PAUL A. BARKER

1291 LAKESHORE DR.

KLAMATH FALLS, OR 97601

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

PAUL A. BARKER

1291 LAKESHORE DR.

KLAMATH FALLS, OR 97601

Escrow No. MT84162-DS

Title No. 0084162

SWD

STATUTORY WARRANTY DEED

BISMARCK MORTGAGE COMPANY LLC, A WASHINGTON LIMITED LIABILITY CORPORATION, Grantor(s) hereby convey and warrant to **PAUL A. BARKER and ANSELMA O. BARKER**, 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 7 in Block 6 of TRACT 1140, LYNNEWOOD FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of 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:

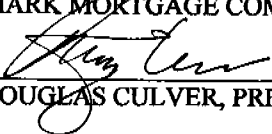
The true and actual consideration for this conveyance is **\$115,000.00**.

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.

26Ant

Dated this 12th day of January, 2009.

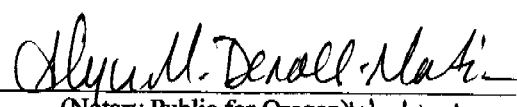
BISMARK MORTGAGE COMPANY LLC

BY: 
DOUGLAS CULVER, PRESIDENT

State of Washington

County of King

This instrument was acknowledged before me on January 12th, 2009 by DOUGLAS CULVER, AS PRESIDENT OF BISMARK MORTGAGE COMPANY LLC.


(Notary Public for ~~Oregon~~ Washington)

My commission expires 10/9/10

