

MT 839161 - SH

THIS SPACE F

2009-000650

Klamath County, Oregon



01/20/2009 03:27:53 PM

Fee: \$21.00

After recording return to:
KENNETH E. GODWIN
2915 WATSON STREET
KLAMATH FALLS, OR 97603

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

KENNETH E. GODWIN
2915 WATSON STREET
KLAMATH FALLS, OR 97603

Escrow No. MT83961-SH
Title No. 0083961
SWD

STATUTORY WARRANTY DEED

KEITH E. MCCLUNG, Grantor(s) hereby convey and warrant to **KENNETH E. GODWIN and GUADALUPE S. GODWIN**, 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:

The Southerly 150 feet of the Westerly 100 feet of Lot 6, **PIEDMONT HEIGHTS**, EXCEPT that portion of said Lot 6, if any, as in deed recorded February 27, 1964, in Book 351 at page 302 from Phair to Keely, and in deed recorded December 23, 1963, in Book 350 at page 61 from Phair to McElvain.

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:

TRUST DEED RECORDED MAY 29, 2008 IN VOLUME 2008-007851, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF A.L. BRUNER AND MARILYN V. BRUNER, HUSBAND AND WIFE OR THE SURVIVOR THEREOF, AS BENEFICIARY. THE ABOVE NAMED GRANTEES DO NOT AGREE TO ASSUME NOR PAY THE ABOVE DESCRIBED ENCUMBRANCES AND THE GRANTOR NAMED HEREIN AGREES TO HOLD THE GRANTEES HARMLESS THEREFROM.

The true and actual consideration for this conveyance is **\$100,000.00**.

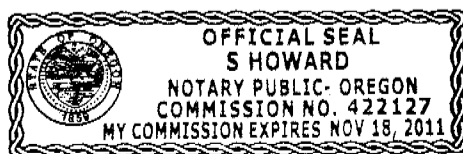
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 16 day of Jan, 2009

KEITH E. MCCLUNG

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 16, 2009 by KEITH E. MCCLUNG.



(Notary Public for Oregon)
My commission expires Nov 18, 2011

21amt