

2009-000879

Klamath County, Oregon



00059243200900008790030035

01/26/2009 03:22:48 PM

Fee: \$31.00



THIS SPACE

After recording return to:
Carol Price
117 E. Lowell
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Carol Price
117 E. Lowell
Klamath Falls, OR 97601

File No.: 7021-1322843 (DMC)
Date: December 22, 2008

STATUTORY WARRANTY DEED

James E. Chancellor and Gwendolyn A. Chancellor, husband and wife, Grantor, conveys and warrants to **Carol Price**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

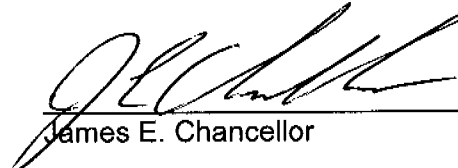
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

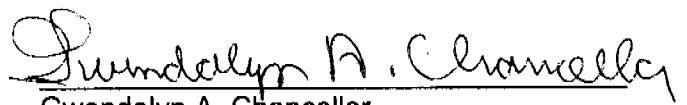
The true consideration for this conveyance is **\$139,900.00**. (Here comply with requirements of ORS 93.030)

F31-

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.

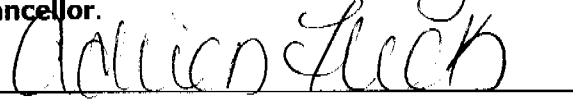
Dated this 23 day of JANUARY, 2009


James E. Chancellor


Gwendolyn A. Chancellor

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 23 day of JANUARY, 2009
by **James E. Chancellor and Gwendolyn A. Chancellor.**


Dori Crain

Notary Public for Oregon
My commission expires: ~~November 7, 2009~~ 12/3/10



APN: **R184785**

Statutory Warranty Deed
- continued

File No.: **7021-1322843 (DMC)**
Date: **12/22/2008**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOTS 5 & 6 IN BLOCK 14, NORTH KLAMATH FALLS ADDITION TO THE CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION IN DEED VOLUME 301 PAGE 521, RECORDS OF KLAMATH COUNTY, OREGON.