

MTZ 84264-US

2009-001329

Klamath County, Oregon



THIS SPACE



00059775200900013290040043

02/04/2009 03:21:44 PM

Fee: \$36.00

After recording return to:

Calvin W. Sale

621 Roseway Drive

Klamath Falls, OR 97601

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

Calvin W. Sale

621 Roseway Drive

Klamath Falls, OR 97601

Escrow No. MT84264-MS

Title No. 0084264

SWD-EM

STATUTORY WARRANTY DEED

Bonita Lynn Steers, Grantor(s) hereby convey and warrant to **Calvin W. Sale and Kathleen A. Sale, 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:

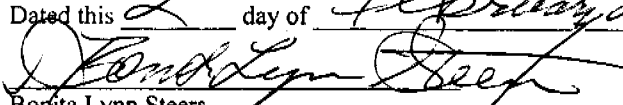
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$140,000.00**.

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.

360 Amt

Dated this 2nd day of February, 2009

Bonita Lynn Steers

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2009 by Bonita Lynn Steers.

(Notary Public for Oregon)

My commission expires _____

*Please see California
all-purpose acknowledgment
Nancy Green*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

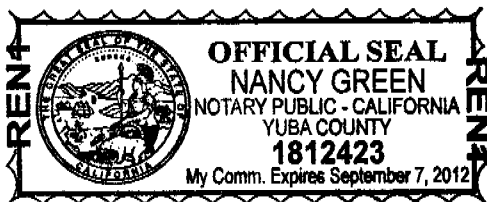
State of CALIFORNIA

County of YUBA

On FEBRUARY 2, 2009 before me, NANCY GREEN, NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared BONITA LYNN STEERS
NAME(S) OF SIGNER(S)

personally known to me - OR - ☒ X
I CERTIFY UNDER PENALTY OF PERJURY
UNDER THE LAWS OF THE STATE OF
CALIFORNIA THAT THE FOREGOING
PARAGRAPH IS TRUE AND CORRECT.



Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Nancy Green
SIGNATURE OF NOTARY

NANCY GREEN

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL
☐ CORPORATE OFFICER

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

STATUTORY WARRANTY DEED
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 19 and the Westerly 30 feet of Lot 20 in ROSELAWN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the S1/2 of the vacated alley lying North of and adjacent to said property.

AND Lot 14 and the West 30 feet of Lot 13 in ROSELAWN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the N1/2 of the vacated alley lying South of and adjacent to said property.