

WTC 84288-DS

THIS SPACE R

2009-001332
Klamath County, Oregon



02/04/2009 03:24:13 PM

Fee: \$21.00

After recording return to:

TODD KEPPLER

P. O. Box 1675

Klamath Falls, OR 97601

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

TODD KEPPLER

P. O. Box 1675

Klamath Falls, OR 97601

Escrow No. MT84288-DS

Title No. 0084288

SWD

STATUTORY WARRANTY DEED

DONNA M. MAHAN, Grantor(s) hereby convey and warrant to **TODD KEPPLER**, 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 29, SKYLINE VIEW, 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 **\$149,900.00**.

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 31 day of January 2009.

Donna M. Mahan
DONNA M. MAHAN

State of Texas
County of Brazoria

This instrument was acknowledged before me on January 31, 2009 by DONNA M. MAHAN.

Denise Dagenais
(Notary Public)

My commission expires March 7 2012



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