

2009-001372

Klamath County, Oregon



After recording return to:
Kip R. Guerrero
5746 Delaware Ave
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Kip R. Guerrero
5746 Delaware Ave
Klamath Falls, OR 97603

File No.: 7021-1304914 (DMC)
Date: November 07, 2008

THIS SPACE



00059828200900013720020026

02/05/2009 03:05:36 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Frederick Bob Clark, Dennis Wayne Clark and Kit A. Clark not as tenants in common but with the right of survivorship, Grantor, conveys and warrants to **Kip R. Guerrero and Marie Guerrero not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

LOT 63 OF CLOVERDALE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THE SOUTH 90 FEET THEREOF.

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.

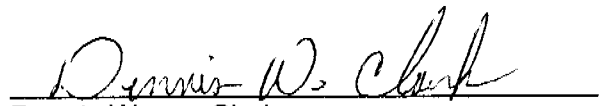
The true consideration for this conveyance is **\$102,500.00**. (Here comply with requirements of ORS 93.030)

F20-

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 11 day of December, 2008.

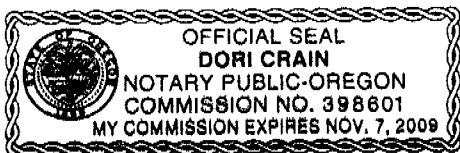

Frederick Bob Clark

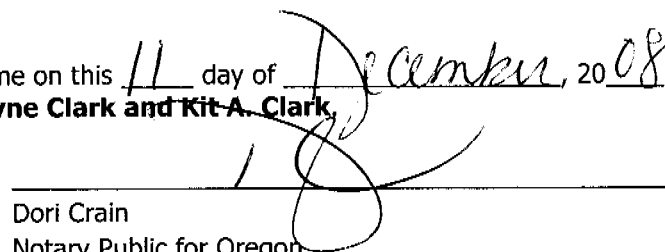

Dennis Wayne Clark


Kit A. Clark

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 11 day of December, 2008
by **Frederick Bob Clark and Dennis Wayne Clark and Kit A. Clark**.




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009