

MTC 1396 - 9327

THIS SPACE

2009-001615

Klamath County, Oregon



02/09/2009 03:21:47 PM

Fee: \$21.00

After recording return to:

Patrick Teglia

838 N. Echowawk Way

Eagle, ID 83616

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

Patrick Teglia

838 N. Echowawk Way

Eagle, ID 83616

Escrow No. SR112535TI

Title No. 112535

SWD

STATUTORY WARRANTY DEED

Dean W. Metcalf and Susan Metcalf, as tenants by the entirety, Grantor(s) hereby convey and warrant to Patrick Teglia and Charlene Teglia, 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:

Lot 42, Block 12, Klamath Falls Forest Estates, Highway 66, Plat 1, Klamath County, Oregon

R-3711-0210A0-02100-000

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 **\$26,312.09**.

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 5 day of FEBRUARY, 2009


Dean W. Metcalf

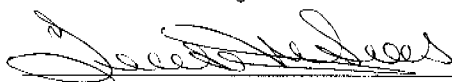

Susan Metcalf

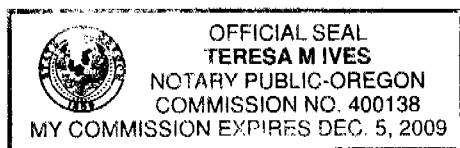
State of Oregon

County of Douglas

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

This instrument was acknowledged before me on February 5, 2009 by Dean W. Metcalf and Susan Metcalf.


(Notary Public for Oregon)



My commission expires 12/5/09

2/amt