

UTC84310 - US



THIS SPACE

2009-001673

Klamath County, Oregon



02/10/2009 11:39:13 AM

Fee: \$21.00

After recording return to:

James D. Story

2775 Avalon Street

Klamath Falls, OR 97603

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

James D. Story

2775 Avalon Street

Klamath Falls, OR 97603

Escrow No. MT84310-MS

Title No. 0084310

SWD

### STATUTORY WARRANTY DEED

**Paul G. Gregory**, Grantor(s) hereby convey and warrant to **James D. Story and Bobbie J. Story\*** and **Fredrick Randol Parks, with the rights of survivorship**, 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:

The W1/2 of Lot 22, Block 3, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH a 1981 Sequoia manufactured home, Home ID #232672

\*Husband and wife

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 **\$45,000.00**.

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.

Dated this 9 day of Feb, 09.

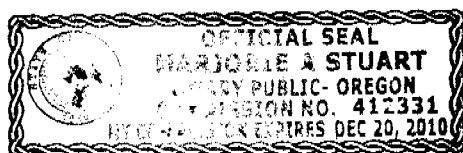


Paul G. Gregory  
Paul G. Gregory

By Margaret Pitts, as attorney in fact.  
Margaret Pitts (also known as Margret Pitts), as attorney in fact for Paul G. Gregory

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 2/9, 2009 by Margaret Pitts as attorney in fact for Paul G. Gregory.



MARJorie A. Stuart  
(Notary Public for Oregon)

My commission expires 12/20/10

Altam