

MT82817-MS

THIS SPACE RES

2009-002172

Klamath County, Oregon



00060718200900021720020020

02/13/2009 03:23:55 PM

Fee: \$26.00

After recording return to:

Michael S. Tucker
9560 Hill Road
Klamath Falls, OR 97603

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

Michael S. Tucker
9560 Hill Road
Klamath Falls, OR 97603

Escrow No. MT82817-MS
Title No. 0082817

SWD

STATUTORY WARRANTY DEED

Michael Stahl and Patricia Stahl, as tenants by the entirety, Grantor(s) hereby convey and warrant to Michael S. Tucker and Melissa L. Tucker, 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 \$415,000.00.

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 13th day of Feb, 2009

Michael Stahl (signature)

Patricia Stahl (signature)

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2/13, 2009 by Michael Stahl and Patricia Stahl.



(Notary Public for Oregon) (signature)
12/20/10

Stuart

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel B:

Parcel 2, Land Partition 41-05, being a replat of Parcel 1, Land Partition 26-93, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an easement for access over and across a strip of land 30 feet in width along the Northwesterly boundary of Parcel 3, said Land Partition 26-93. Said Land Partition 26-93 is situated in the NW1/4 NW1/4 of Section 32, Township 39 South, Range 10 East, and Willamette Meridian, in Klamath County, Oregon.

Unofficial
Copy