

2009-002713

Klamath County, Oregon



00061328200900027130020021

02/23/2009 03:02:12 PM

Fee: \$26.00



THIS SPACE

After recording return to:  
Dale P. Jones  
2615 357th Lane  
Ocean Park, WA 98640

Until a change is requested all tax statements  
shall be sent to the following address:  
Dale P. Jones  
2615 357th Lane  
Ocean Park, WA 98640

File No.: 7021-1353412 (DMC)  
Date: February 13, 2009

### STATUTORY WARRANTY DEED

**Louis Edward Foldoe, a married man**, Grantor, conveys and warrants to **Dale P. Jones**, 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 16, BLOCK 5 OF SPRAGUE RIVER VALLEY ACRES, AS PER PLAT RECORDED IN RECORDS OF SAID COUNTY.**

**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 **\$4,800.00**. (Here comply with requirements of ORS 93.030)

F26-

APN: R293426

Statutory Warranty Deed  
- continued

File No.: 7021-1353412 (DMC)  
Date: 02/13/2009

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 20 day of February, 2009.

Louis Edward Foldoe  
Louis Edward Foldoe

STATE OF <sup>ew</sup>~~Oregon~~ (Washington)  
County of Clallam )ss.  
)

This instrument was acknowledged before me on this 20 day of February, 2009  
by **Louis Edward Foldoe.**

CAROLYN L WHITEHOUSE  
State of Washington  
Notary — • — Public  
MY COMMISSION EXPIRES 11-28-2010

Carolyn L. Whitehouse  
Notary Public for <sup>ew</sup>~~Oregon~~ Washington  
My commission expires: 11-28-2010