

2009-003097

Klamath County, Oregon



00061771200900030970020020

THIS SPACE

03/02/2009 03:26:12 PM

Fee: \$26.00



After recording return to:

Michael D. Fenters and Kathy D.
Fenters

~~3038 Delaware~~ 2807 Patterson
Klamath Falls, OR 97603

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

Michael D. Fenters and Kathy D.
Fenters

~~3038 Delaware~~
Klamath Falls, OR 97603

File No.: 7021-1346495 (ALF)

Date: January 27, 2009

STATUTORY WARRANTY DEED

md
1-4
Gail Sines also known as Gail P Sines and Gail Pieratt Sines, Grantor, conveys and warrants to
Michael D. Fenters and Kathy D. Fenters, husband and wife, 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 10 AND THE EASTERLY 15 FEET OF LOT 11 AND THE WEST HALF OF LOT 9 ALL IN BLOCK
4 OF FIRST ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

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 **\$92,500.00**. (Here comply with requirements of ORS 93.030)

FLV

APN: R527905

Statutory Warranty Deed
- continued

File No.: 7021-1346495 (ALF)
Date: 01/27/2009

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 27 day of February, 2009.

Gail Pieratt Sines
Gail Pieratt Sines

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 27 day of February 2009
by **Gail Pieratt Sines**.

Adrien Fleeck

Notary Public for Oregon
My commission expires: 10/3/10

