

WTC 84504-DS

THIS SPACE R

2009-003373

Klamath County, Oregon



00062104200900033730020021

03/09/2009 02:38:47 PM

Fee: \$26.00



After recording return to:

DAVID F. FERGUSON

1965 Portland St.

Klamath Falls, OR 97601

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

DAVID F. FERGUSON

1965 Portland St.

Klamath Falls, OR 97601

Escrow No. MT84504-DS

Title No. 0084504

SWD

STATUTORY WARRANTY DEED

ROBERT A. WELZBACKER AND KATHRYN R. WELZBACKER, CO-TRUSTEES OF THE ROBERT ALLEN WELZBACKER AND KATHRYN ROSE WELZBACKER JOINT REVOCABLE LIVING TRUST, Grantor(s) hereby convey and warrant to **DAVID F. FERGUSON and KELLY D. FERGUSON**, 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 22 in Block 36 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 **\$220,000.00**.

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.

26mt

Dated this 6th day of MARCH 2009.

THE ROBERT ALLEN WELZBACKER AND KATHRYN ROSE WELZBACKER JOINT REVOCABLE LIVING TRUST

BY: Robert A. Welzbacker
ROBERT A. WELZBACKER, TRUSTEE

BY: Kathryn R. Welzbacker
KATHRYN R. WELZBACKER, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3-6- 2009 by ROBERT A. WELZBACKER AND KATHRYN R. WELZBACKER, CO-TRUSTEES OF THE ROBERT ALLEN WELZBACKER AND KATHRYN ROSE WELZBACKER JOINT REVOCABLE LIVING TRUST.

Debbie Ginnock
(Notary Public for Oregon)

My commission expires 9-8-09

