

2009-003572

Klamath County, Oregon



00062352200900035720020027

THIS SPACE

03/13/2009 11:27:34 AM

Fee: \$26.00



After recording return to:
Karl Scronce and Brenda Scronce
1776 Old Fort Road
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Karl Scronce and Brenda Scronce
1776 Old Fort Road
Klamath Falls, OR 97601

File No.: 7021-1365514 (ALF)
Date: March 03, 2009

STATUTORY WARRANTY DEED

92-8
BM
Matthew P. Andrews and Leigh A. Andrews, husband and wife, Grantor, conveys and warrants to
Karl Scronce and Brenda Scronce, 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:

**PARCEL 2 OF MINOR LAND PARTITION 18-89 LOCATED IN THE EAST HALF OF SOUTHWEST
QUARTER OF SECTION 22, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE
MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF 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 **\$565,000.00**. (Here comply with requirements of ORS 93.030)

F26

APN: R880646


Statutory Warranty Deed
- continued

File No.: 7021-1365514 (ALF)
Date: 03/03/2009

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.

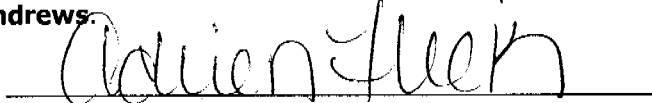
Dated this 10th and 11th day of March, 2009

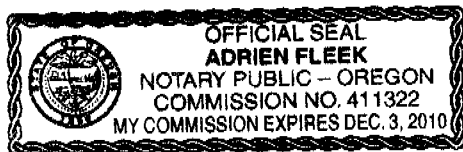

Matthew P. Andrews


Leigh A. Andrews

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this 10th and 11th day of March, 2009
by **Matthew P. Andrews and Leigh A. Andrews.**





Notary Public for Oregon
My commission expires: 12-3/10