

UTC 84309-LW

THIS SPACE F

2009-003911

Klamath County, Oregon



03/18/2009 11:33:14 AM

Fee: \$21.00

After recording return to:

SUSAN M. FRY

~~551 LA PURISSIMA WAY~~ 5740 NORTH HILLS DR.

~~SACRAMENTO, CA 95819~~ KLAMATH FALLS, OR 97603

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

SUSAN M. FRY

~~551 LA PURISSIMA WAY~~ 5740 NORTH HILLS DRIVE

~~SACRAMENTO, CA 95819~~ KLAMATH FALLS, OR 97603

Escrow No. MT84309-LW

Title No. 0084309

SWD

STATUTORY WARRANTY DEED

MILTON G. GRAVELL and THELMA L. GRAVELL, as tenants by the entirety, Grantor(s) hereby convey and warrant to SUSAN M. FRY, 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 44, Tract 1417 – EIGHTH ADDITION TO NORTH HILLS – PHASE 1, according to the official plat thereof on file in the office of the County Clerk of 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 \$299,000.00.

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 11 day of March, 2009

Milton G. Gravel
MILTON G. GRAVELL

Thelma L. Gravel
THELMA L. GRAVELL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 11, 2009 by MILTON G. GRAVELL and THELMA L. GRAVELL.



Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011

Grant