

2009-003961

Klamath County, Oregon



After recording return to:  
First American Title  
1225 Crater Lake Ave  
White City, OR 97503

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

J.C. Carrithers  
7681 Laura Lane  
White City, OR 97503

File No.: 7161-1357818 (SGS)  
Date: March 06, 2009

THIS SPAC



00062820200900039610020026

03/19/2009 02:47:07 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Neil Lehnherr**, Grantor, conveys and warrants to **J.C. Carrithers**, 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:

**LOTS 68 AND 69 OF ODESSA SUMMER HOMESITES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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 **\$0.00**. (Here comply with requirements of ORS 93.030)

FLW

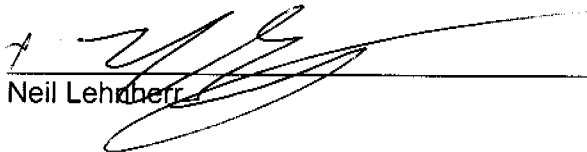
APN: R316161

Statutory Warranty Deed  
- continued

File No.: 7161-1357818 (SGS)  
Date: 03/06/2009

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 18<sup>th</sup> day of March, 2009.

  
Neil Lehnherr

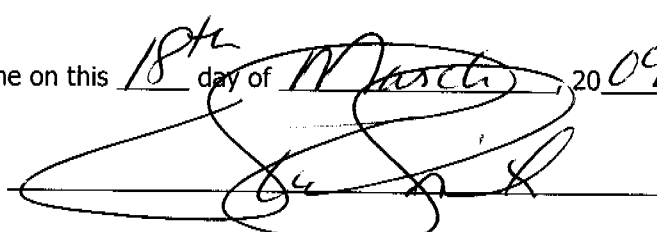
STATE OF Oregon )  
County of Jackson )ss.  
)

This instrument was acknowledged before me on this

18<sup>th</sup> day of March, 2009

by **Neil Lehnherr**.



  
Notary Public for Oregon  
My commission expires: 1/30/11