

MT84737-105

THIS SPACE RESERVE

2009-004560

Klamath County, Oregon



00063504200900045600010019

After recording return to:

VERNON L. CHURCH

4324 Barry Ave.

Klamath Falls, OR 97603

03/31/2009 03:30:25 PM

Fee: \$21.00

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

VERNON L. CHURCH

4324 Barry Ave.

Klamath Falls, OR 97603

Escrow No. MT84737-DS

Title No. 0084737

SWD

### STATUTORY WARRANTY DEED

ALEX S. FINLAYSON, Grantor(s) hereby convey and warrant to VERNON L. CHURCH and BONNIE CHURCH, 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 16 of TONATEE HOMES, also the vacated portion of Lot 16 of Tonatee Homes, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of Barry Avenue which lies 75.0 feet East of the Northwest corner of said Lot 16; thence continuing East 10.0 feet to an iron pin; thence South 0° 21' East, a distance of 120.0 feet to an iron pin; thence West a distance of 10.0 feet to a point; thence North 0° 21' West a distance of 120.0 feet to the point of beginning; said parcel of land being in the South half of the Southwest quarter of the Southwest quarter of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, 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 \$120,000.00.

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 30<sup>th</sup> day of March, 09.

ALEX S. FINLAYSON

State of Oregon

County of Harney

This instrument was acknowledged before me on March 30, 2009 by ALEX S. FINLAYSON.



(Notary Public for Oregon)

My commission expires 12-21-2011

2/HUT