

UTC 84784



THIS SPACE

2009-004710

Klamath County, Oregon



04/03/2009 11:13:18 AM

Fee: \$21.00

After recording return to:

Troy H. Likens

27352 Orchard Rd

Junction City, OR 97448

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

Troy H. Likens

27352 Orchard Rd

Junction City, OR 97448

Escrow No. OM114057DB

Title No. 0084784

SWD

STATUTORY WARRANTY DEED

Claud E. Swan and Janet L. Swan, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Troy H. Likens**, 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 34 in Block 3 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Key No. 731391

2407-007DO-00800-000

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 **\$450,000.00**.

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.

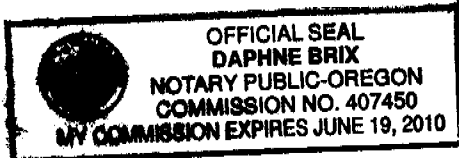
Dated this 1st day of April, 2009.

Claud E. Swan
Claud E. Swan

Janet L. Swan
Janet L. Swan

State of Oregon
County of Deschutes

This instrument was acknowledged before me on April 1st, 2009 by Claud E. Swan and Janet L. Swan.



D. Brix
(Notary Public for Oregon)

My commission expires 6/19/2010

21amt