

2009-004730

Klamath County, Oregon



00063701200900047300020026

04/03/2009 03:07:19 PM

Fee: \$26.00



After recording return to:
Edward J Cunion
5134 Cambridge
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Edward J Cunion
5134 Cambridge
Klamath Falls, OR 97603

File No.: 7021-1369302 (ALF)
Date: March 10, 2009

THIS SPACE

STATUTORY WARRANTY DEED

Loren Johnson, Grantor, conveys and warrants to **Edward J Cunion**, 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:

LOT 4 OF REGENCY ESTATES, TRACT 1292, PHASE 1, 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 **\$245,950.00**. (Here comply with requirements of ORS 93.030)

F24-

APN: R884328

Statutory Warranty Deed
- continued

File No.: 7021-1369302 (ALF)
Date: 03/10/2009

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 3 day of April, 2009.

Loren J. Johnson
Loren Johnson

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this 3 day of April, 2009
by **Loren Johnson**.

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

