2009-004904 Klamath County, Oregon





After recording return to: Vernon L. Griggs and Tammy L. Griggs 4534 Meadows Drive Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address: Vernon L. Griggs and Tammy L. Griggs 4534 Meadows Drive Klamath Falls, OR 97603

File No.: 7021-1371192 (DMC) Date: March 18, 2009 04/08/2009 02:51:05 PM Fee: \$26.00

STATUTORY WARRANTY DEED

THIS SPAC

Russell P. Shidler and Julie A. Shidler, as tenants by the entirety, Grantor, conveys and warrants to Vernon L. Griggs and Tammy L. Griggs as tenants by the entirety, 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 IN BLOCK 15, TRACT NO. 1148, SECOND ADDITION TO THE MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

 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 \$207,000.00. (Here comply with requirements of ORS 93.030)

File No.: 7021-1371192 (DMC) Date: 03/18/2009

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 Olo day of April 20 04.
All Phole Con A Section
Russell P. Shidler Julie A. Shidler
STATE OF Washington)
STATE OF Uashivatur))ss. County of Dentury)
This instrument was acknowledged before me on this day of 20
by Russell P. Shidler and Julie A. Shidler.
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My commission expires:
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