

UTC 84422-DS

THIS SPACE R

2009-004927

Klamath County, Oregon



00063932200900049270010012

04/08/2009 03:38:43 PM

Fee: \$21.00

After recording return to:

MARTY A. SPENCER

37023 Agency Lake Loop

Chiloquin, OR 97624

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

MARTY A. SPENCER

37023 Agency Lake Loop

Chiloquin, OR 97624

Escrow No. MT84422-DS

Title No. 0084422

SWD

STATUTORY WARRANTY DEED

KATHLEEN A. CALKINS, Grantor(s) hereby convey and warrant to **MARTY A. SPENCER**, 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:

Parcel 2 of Land Partition 47-97 being in the N1/2 of Government Lot 23, (N1/2S1/2SW1/4SE1/4) of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, filed October 2, 1997, Microfilm Records of 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 **\$155,000.00**.

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 6 day of April, 2009

Kathleen A. Calkins
KATHLEEN A. CALKINS

STATE OF CALIFORNIA

COUNTY OF Contra Costa ss.

On 4.06.2009, 2009 before me, Corina Rodriguez personally appeared KATHLEEN A. CALKINS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Corina Rodriguez



21amt