

NTC 84516-LW

THIS SPACE RE:

2009-005320

Klamath County, Oregon



04/16/2009 03:32:31 PM

Fee: \$21.00

After recording return to:

JOSHUA JAMES AYERS

P. O. BOX 7808

KLAMATH FALLS, OR 97602

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

JOSHUA JAMES AYERS

P. O. BOX 7808

KLAMATH FALLS, OR 97602

Escrow No. MT84516-LW

Title No. 0084516

SWD

STATUTORY WARRANTY DEED

DAVID LEE BANKSTON and BOBBIE JOHANNA BANKSTON, as Tenants in Common, Grantor(s) hereby convey and warrant to JOSHUA JAMES AYERS and DANIELLE RAE LUCERO, with the rights of survivorship, 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 23, Block 1, ORIGINAL PLAT, KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk 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 \$91,749.00.

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 13 day of April, 2009

David Lee Bankston
DAVID LEE BANKSTON

Bobbie Johanna Bankston
BOBBIE JOHANNA BANKSTON

State of Louisiana
County of Caddo

Parish

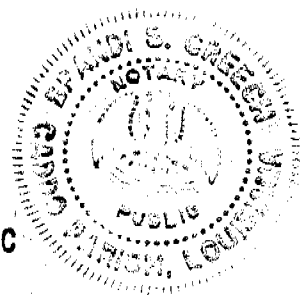
This instrument was acknowledged before me on April 13, 2009 by DAVID LEE BANKSTON and BOBBIE JOHANNA BANKSTON.

Brandi S. Creech
(Notary Public for Oregon) LA

My commission expires at death

LA id# 066387

BRANDI S. CREECH, NOTARY PUBLIC
CADDO PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE



21amt