

NOT 84922-SH

THIS SPACE RESER

2009-005557

Klamath County, Oregon



00064667200900055570020022

04/22/2009 11:22:49 AM

Fee: \$26.00



After recording return to:  
CHRISTEANNA R. RIDDLE  
2642 A LEYTE  
LEMOORE, CA 93245

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

CHRISTEANNA R. RIDDLE  
2642 A LEYTE  
LEMOORE, CA 93245

Escrow No. MT84922-SH  
Title No. 0084922  
SWD

### STATUTORY WARRANTY DEED

**WARREN JAMES RIDDLE**, Grantor(s) hereby convey and warrant to **CHRISTEANNA R. RIDDLE and MICHAEL W. LEACH, JR. not as tenants in common, but with right 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:

**Beginning at a point in the Northeasterly line of Block 11, 8 feet and 4 inches in a Southeasterly direction from the most Northerly corner of Lot 43, Block 11, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, Oregon, and running thence Southeasterly along the Northeasterly line of Block 11, 33 feet and 4 inches; thence Southwesterly and parallel with the line between Lots 43 and 42, said Block 11, 110 feet to the Southerly line of Lot 42; thence Northwesterly along the Southerly line of Lots 42 and 43, 33 feet and 4 inches; thence Northeasterly 110 feet to the place of beginning. Being the Easterly 16 feet and 8 inches of Lot 43 and the Westerly 16 feet and 8 inches of Lot 42, Block 11, Industrial Addition to the City of Klamath Falls, 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 **\$10,000.00**.

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.

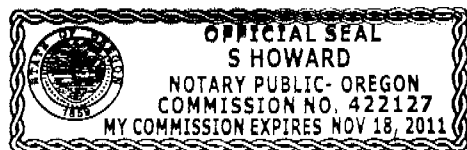
26AmT

Dated this 21 day of April, 2009.

Warren James Riddle  
WARREN JAMES RIDDLE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 21, 2009 by WARREN JAMES RIDDLE.



S Howard  
(Notary Public for Oregon)  
My commission expires 11/18/11