

2009-005734

Klamath County, Oregon



00064886200900057340020022



After recording return to:
Curtis D Anderson and Robin K
Anderson
20287 S. Hwy 211
Colton, OR 97017

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

Curtis D Anderson and Robin K
Anderson
20287 S. Hwy 211
Colton, OR 97017

File No.: 7061-1392912 (SJD)

Date: April 14, 2009

THIS SPACE

04/27/2009 11:21:51 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Andrew J. Bishop and Gwenn F. Butkovsky, husband and wife, Grantor, conveys and warrants to **Curtis D Anderson and Robin K Anderson, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 58 and 59 in Block 1, Tract 1098 - Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

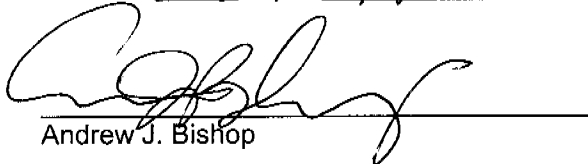
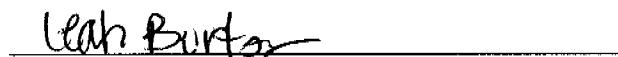
Subject to:

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 **\$55,000.00**. (Here comply with requirements of ORS 93.030)

F26-

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 22 day of April, 2009.
Andrew J. Bishop
Gwenn F. ButkovskySTATE OF Oregon)
County of ~~Klamath~~ Washington)ss.This instrument was acknowledged before me on this 22 day of April, 2009
by **Andrew J. Bishop and Gwenn F. Butkovsky.**
Leah BurtonNotary Public for Oregon
My commission expires: 12/16/11