

MT84836-MS

THIS SPACE

2009-005943

Klamath County, Oregon



04/29/2009 03:14:42 PM

Fee: \$26.00

After recording return to:

Tejanna DeGroot

11950 SouthEast 4th Place, #403

Bellevue, WA 98005

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

Tejanna DeGroot

11950 SouthEast 4th Place, #403

Bellevue, WA 98005

Escrow No. MT84836-MS

Title No. 0084836

SWD

STATUTORY WARRANTY DEED

Richard L. Rose and Kiki Parker-Rose, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Tejanna DeGroot**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$320,000.00**.

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 29 day of April, 2009.

Richard L. Rose

Kiki Parker-Rose

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 4/29, 2009 by Richard L. Rose and Kiki Parker-Rose.



(Notary Public for Oregon)

My commission expires 12/20/10

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LEGAL DESCRIPTION

"EXHIBIT A"

Lot 12, Block 2, TRACT NO. 1145, NOB HILL, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Northwesterly 2 feet thereof.