

UTC 84866-KR



THIS SPACE RE:

2009-006956

Klamath County, Oregon



00066268200900069560010016

05/18/2009 03:13:39 PM

Fee: \$21.00

After recording return to:

Timothy A. Simmers

635 McKinley Street

Klamath Falls, OR 97601

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

Timothy A. Simmers

635 McKinley Street

Klamath Falls, OR 97601

Escrow No. MT84866-KR

Title No. 0084866

SWD

STATUTORY WARRANTY DEED

Carmen Amuchastegui Simmers and Timothy Allen Simmers, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Timothy A. Simmers and Carmen A. Simmers, as tenants by the entirety**, 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 1:

The Northeasterly 6.3 feet of Lot 9 and all of Lot 10 in Block 21, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

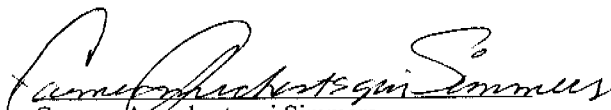
The Northeasterly 4.2 feet of Lot 8 and all of Lot 9, Saving and excepting the Northeasterly 6.3 feet thereof, in Block 21, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

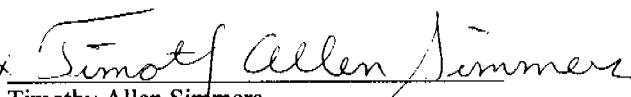
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$1.00**.

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 **11th** day of **May, 2009**.


Carmen Amuchastegui Simmers


Timothy Allen Simmers

State of Oregon
County of Klamath



This instrument was acknowledged before me on May 11, 2009 by Carmen Amuchastegui Simmers and Timothy Allen Simmers.

BEFORE ME:


NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/16/2011

21amt