

2009-006964

Klamath County, Oregon



00066278200900069640020025

05/18/2009 03:22:35 PM

Fee: \$26.00



THIS SP

After recording return to:
Leonard L. Rose and Abigail L. Rose
3530 Boardman Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Leonard L. Rose and Abigail L. Rose
3530 Boardman Avenue
Klamath Falls, OR 97603

File No.: 7021-1411339 (ALF)
Date: May 12, 2009

STATUTORY WARRANTY DEED

Alexander C. Bryce, Grantor, conveys and warrants to **Leonard L. Rose and Abigail L. Rose, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 2 OF LAND PARTITION 35-00, BEING PORTIONS OF LOTS 18, 19, AND 20, IN BLOCK 3, ALTAMONT ACRES, KLAMATH COUNTY, OREGON, SITUATED IN SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, 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 **\$104,500.00**. (Here comply with requirements of ORS 93.030)

FLW

APN: R886946

Statutory Warranty Deed
- continued

File No.: 7021-1411339 (ALF)
Date: 05/12/2009

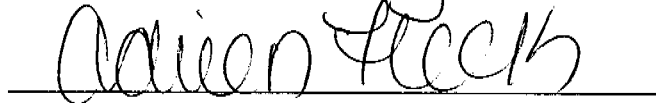
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 15 day of may, 2009.


Alexander C. Bryce

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 15 day of may, 2009
by **Alexander C. Bryce.**



Notary Public for Oregon
My commission expires: 12-3-10

