

WTC 13916-9589

THIS SPACE RE

2009-007020

Klamath County, Oregon



05/19/2009 11:20:38 AM

Fee: \$21.00

After recording return to:

Wilma S. Lancaster

6214 Alva Avenue

Klamath Falls, OR 97603

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

Wilma S. Lancaster

6214 Alva Avenue

Klamath Falls, OR 97603

STATUTORY WARRANTY DEED

Wilma S. Lancaster and Marianne K. Hollier, with the rights of survivorship, Grantor(s) hereby convey and warrant to **Wilma S. Lancaster**, 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:

Lot 12 in Block 5, SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of 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 **\$0.00**.

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 18 day of May, 2009.

Wilma S. Lancaster
Wilma S. Lancaster

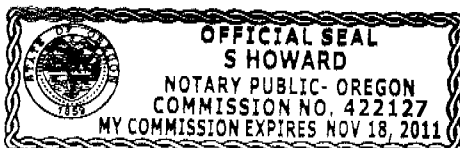
Marianne K. Hollier
Marianne K. Hollier

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 18, 2009 by Wilma S. Lancaster and Marianne K. Hollier.

Howard
(Notary Public for Oregon)



My commission expires 11-18-11

21amt