

2009-007171

Klamath County, Oregon



00066518200900071710020026

05/22/2009 11:13:27 AM

Fee: \$26.00



THIS SPACE

After recording return to:
Callie Gilchrist Raab and Ervin Raab
14315 Sprague River Road

~~Sprague River, OR~~

Chiloquin, OR 97624

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

Callie Gilchrist Raab and Ervin Raab
14315 Sprague River Road

~~Sprague River, OR~~

Chiloquin, OR 97624

File No.: 7021-1411398 (ALF)

Date: May 12, 2009

STATUTORY WARRANTY DEED

Ardith Ann Cordes, Grantor, conveys and warrants to **Callie Gilchrist Raab as to an undivided 75% interest and Ervin Raab as to an undivided 25% interest**, 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:

THE SOUTH HALF OF THE NORTHWEST QUARTER LYING NORTHEASTERLY OF SPRAGUE RIVER ROAD, IN SECTION 11, TOWNSHIP 35 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON. LESS AND EXCEPT ANY PORTION WITHIN SPRAGUE RIVER ROAD OR LONE PINE ROAD.

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 **\$198,000.00**. (Here comply with requirements of ORS 93.030)

F24

APN: M874707

Statutory Warranty Deed
- continued

File No.: 7021-1411398 (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 21 day of May, 2009.

Ardith Ann Cordes
Ardith Ann Cordes

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of May, 2009
by **Ardith Ann Cordes**.

Adrien Fleek

Notary Public for Oregon
My commission expires:

12-3-10

