

UTC 85001-DS

THIS SPACE R

2009-007433  
Klamath County, Oregon



05/28/2009 03:23:31 PM

Fee: \$21.00

After recording return to:

HARRY J. NELSON  
146 RAINBOW D . PMB 4657  
LIVINGSTON, TX 77399

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

HARRY J. NELSON  
146 RAINBOW DR., PMB 4657  
LIVINGSTON, TX 77399

Escrow No. MT85001-DS  
Title No. 0085001  
SWD

STATUTORY WARRANTY DEED

JOHN J. HARRIS, Grantor(s) hereby convey and warrant to HARRY J. NELSON and JEAN R. NELSON, 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:

Lot 1 in Block 5, KLAMATH RIVER ACRES, 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 \$109,000.00.

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 26<sup>th</sup> day of May 2009

*John J. Harris*  
JOHN J. HARRIS

State of Montana  
County of Ravalli

This instrument was acknowledged before me on May 26 2009 by JOHN J. HARRIS.

*Margaret Buchanan*  
(Notary Public)



MARGARET BUCHANAN  
NOTARY PUBLIC - MONTANA  
Residing at Hamilton, Montana  
My Comm. Expires Oct. 15, 2012

My commission expires \_\_\_\_\_

21/01/11