

NOT 84835-DS



THIS SPACE I

2009-007696
Klamath County, Oregon



06/03/2009 11:14:00 AM

Fee: \$21.00

After recording return to:

DENNIS LINTHICUM

36590 Hwy 140 East

Beatty, OR 97621

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

DENNIS LINTHICUM

36590 Hwy 140 East

Beatty, OR 97621

Escrow No. MT84835-DS

Title No. 0084835

SWD

STATUTORY WARRANTY DEED

TAMMY LIN SCHOLTES, Grantor(s) hereby convey and warrant to **DENNIS LINTHICUM and DIANE LINTHICUM**, 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:

The S1/2 SE1/4 SW1/4 of Section 31, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Tax Account #3612-03100-00900-000 and

Tax Account #3612-03100-01000-000

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 **\$27,000.00**.

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 1 day of June, 09.

Tammy Lin Scholtes
TAMMY LIN SCHOLTES



State of Oregon

County of Washington

This instrument was acknowledged before me on June 1, 2009 by TAMMY LIN SCHOLTES.

Heidi Pearn
(Notary Public for Oregon)

My commission expires 7/25/2010

2/Am