

112.85035-SH

THIS SPACE RE

2009-008006
Klamath County, Oregon



06/09/2009 03:33:24 PM Fee: \$26.00

After recording return to:
JONATHAN B. FULLERTON
2125 AUBURN STREET
KLAMATH FALLS, OR 97601

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

JONATHAN B. FULLERTON
2125 AUBURN STREET
KLAMATH FALLS, OR 97601

Escrow No. MT85035-SH
Title No. 0085035
SWD

STATUTORY WARRANTY DEED

DAVID F. SHERWOOD and ANNE T. HOWELL, with the rights of survivorship, Grantor(s) hereby convey and warrant to JONATHAN B. FULLERTON and CARLY M. FULLERTON, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$149,000.00.

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.

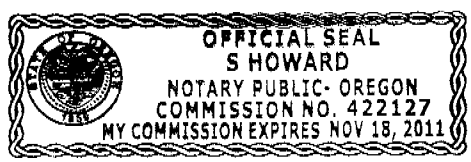
Dated this 9 day of June, 2009.

David F. Sherwood
DAVID F. SHERWOOD

Anne T. Howell
ANNE T. HOWELL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 9, 2009 by DAVID F. SHERWOOD and ANNE T. HOWELL.



S. Howard
(Notary Public for Oregon)

My commission expires 11-18-11

26amt

EXHIBIT "A"
LEGAL DESCRIPTION

The Westerly one-half of Lots 5 and 6, Block 5 of THE TERRACES, an Addition to Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath Falls, Oregon.

Also the Southerly one-half of the Westerly one-half of Lot 4, Block 5, THE TERRACES, an Addition to Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath Falls, Oregon.