

2009-008184

Klamath County, Oregon



00067715200900081840020027

06/12/2009 02:52:00 PM

Fee: \$26.00



After recording return to:
Jason Mortenson
6375 Climax Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Jason Mortenson
6375 Climax Avenue
Klamath Falls, OR 97603

File No.: 7021-1396883 (ALF)
Date: April 20, 2009

THIS SPACE

STATUTORY WARRANTY DEED ✓

Brian J. Meier and Monica S. Meier, as tenants by the entirety, Grantor, conveys and warrants to **Jason Mortenson**, 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:

LOT 19 IN BLOCK 7 OF THIRD ADDITION TO WINEMA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

AND HALF OF VACATED PUBLIC WALKWAY ADJACENT TO BY VACATION ORDER RECORDED DECEMBER 08, 1969 IN VOLUME M69, PAGE 10125, RECORDS OF KLAMATH COUNTY, OREGON.

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 **\$175,753.15**. (Here comply with requirements of ORS 93.030)

FLU-


APN: R506544

Statutory Warranty Deed
- continued

File No.: 7021-1396883 (ALF)
Date: 04/20/2009

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 3 day of June, 2009.


Brian J Meier


Monica S Meier

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 3 day of June, 2009
by **Brian J Meier and Monica S Meier.**



Notary Public for Oregon
My commission expires:

10-3-10

