

NOT 85459

2009-008746

Klamath County, Oregon

After recording return to: Karen E. Johnson Jim A. Rose PO Box 271 Crescent, OR 97733
Until a change is requested, all tax statements shall be sent to the following address: Same as Above



00068411200900087460010011

06/24/2009 01:42:02 PM

Fee: \$21.00

Order Number: 25089

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Wanda M. Ridenour, Grantor conveys and warrants to
Karen E. Johnson and Jim A. Rose, , not as tenants in common, but with the right of survivorship, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lots 8-12, Block 30 CRESCENT, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, together with the one-half portion of vacated alley adjacent to said lots which inure thereto.

Account No(s): **153988**

Map/Tax Lot No(s): **2409-030DB-09200-000**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$110,000.00**. (Here comply with requirements of ORS 93.030.)

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, CHAPTER 424, OREGON LAWS 2007.

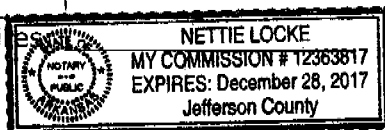
Executed this 19 day of June, 2009

Wanda M. Ridenour
Wanda M. Ridenour

State of Arkansas, County of Jefferson) ss.

This instrument was acknowledged before me on this 19th day of June, 2009 by **Wanda M. Ridenour**

Nettie Locke
Notary Public for
My commission expires



21AmT