

UTC 85281-KR



THIS SPACE

2009-008812  
Klamath County, Oregon



00068489200900088120010018

06/25/2009 03:19:15 PM

Fee: \$21.00

After recording return to:

Jacqueline A. Bonner

1021 Newcastle Avenue

Klamath Falls, OR 97601

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

Jacqueline A. Bonner

1021 Newcastle Avenue

Klamath Falls, OR 97601

Escrow No. MT85281-KR

Title No. 0085281

SWD

### STATUTORY WARRANTY DEED

**Ronald D. House and Sandra L. House, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Jacqueline A. Bonner**, 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:

#### LEGAL DESCRIPTION

Lots 2 and 3, Block 40, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPT therefrom the Northwesterly rectangular one-half of Lot 2.

ALSO EXCEPTING THEREFROM a 20 foot ~~trip~~ strip off the extreme Southwest side conveyed for road purposes.

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 **\$210,000.00**.

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 23rd day of June, 2009

X Ronald D. House  
Ronald D. House

X Sandra L. House  
Sandra L. House

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 23, 2009 by Ronald D. House and Sandra L. House.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011

21Amt