

WTC 85163

THIS SPACE RE

2009-008848

Klamath County, Oregon



00068530200900088480010011

06/26/2009 11:08:05 AM

Fee: \$21.00

After recording return to:

Edward Kemper

139 Price Way

Folsom, CA 95630

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

Edward Kemper

139 Price Way

Folsom, CA 95630

Escrow No. SB115265RS

Title No. 0085163

SWD

STATUTORY WARRANTY DEED

Washington Federal Savings, Grantor(s) hereby convey and warrant to **Edward Kemper and CLARENCE KEMPER, not as tenants in common, but with right of survivorship**, Grantee(s) the following described real property in the County of **Klamath County** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 14 in Block 3 of Plat No. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2309-002AO-06100-000

699480

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 **\$179,000.00**.

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 24 day of June, 2009.

Washington Federal Savings

BY:

Ronald L. McKenzie
RONALD L. MCKENZIE, VICE PRESIDENT

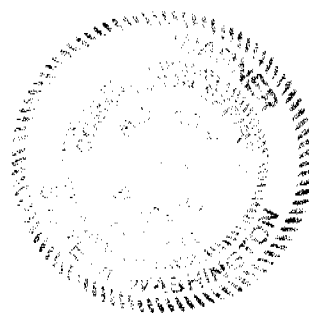
BY:

James E. Cady
JAMES E. CADY, SENIOR VICE PRESIDENT

State of ~~Oregon~~ Washington
County of King

This instrument was acknowledged before me on June 24, 2009 by RONALD L. MCKENZIE VICE PRESIDENT AND JAMES E. CADY, SENIOR VICE PRESIDENT FOR Washington Federal Savings.

July L Warner
(Notary Public for Oregon)
My commission expires 6-29-10



21amt