



THIS SPAC

2009-009253
Klamath County, Oregon



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07/07/2009 11:14:20 AM

Fee: \$21.00

After recording return to:

Steven E. Koehler and Stanley W. Fortner

PO Box 7778

Auburn, CA 95604

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

Steven E. Koehler

5710 Stanley Drive

Auburn, CA 95602

Escrow No. MT85621-KR

Title No.

SWD

STATUTORY WARRANTY DEED

Steven E. Koehler and Stanley W. Fortner, Tenancy in Common, Grantor(s) hereby convey and warrant to Steven E. Koehler, 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:

Lot 36, Block 8, Sprague River Valley Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

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:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$2,000.00**.

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 6 day of July, 2009

Steven E. Koehler

Stanley W. Fortner

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 6, 2009 by Steven E. Koehler and Stanley W. Fortner.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2012

