

WKC 85601-SH

THIS SPACE RE

2009-009344

Klamath County, Oregon



07/08/2009 11:19:32 AM

Fee: \$26.00

After recording return to:

ROBERT W. KELEZ

7847 S PHEASANT WOOD DRIVE

SANDY, UT 84093

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

ROBERT W. KELEZ

7847 S PHEASANT WOOD DRIVE

SANDY, UT 84093

Escrow No. MT85601-SH

Title No. 0085601

SWD

STATUTORY WARRANTY DEED

ROBERT M. DOUGLAS and LISA M. DOUGLAS, as tenants by the entirety, Grantor(s) hereby convey and warrant to ROBERT W. KELEZ, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

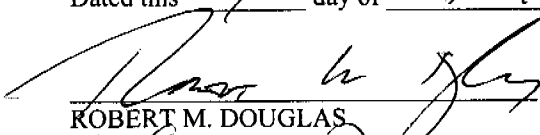
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

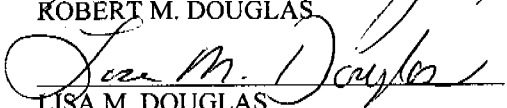
2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$212,836.00.**

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 7TH day of July, 2009.

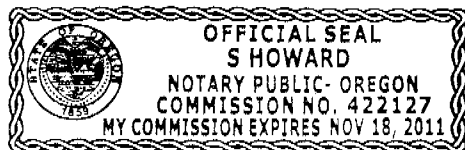

ROBERT M. DOUGLAS

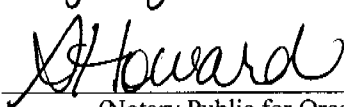

LISA M. DOUGLAS

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 7, 2009 by ROBERT M. DOUGLAS and LISA M. DOUGLAS.




(Notary Public for Oregon)

My commission expires 11-18-11

26pm

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

Parcel 2 of Land Partition 36-06 being a replat of Lot 5 of "PLAT OF JUNCTION ACRES", situated in the NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL B:

Parcels 2 and 3 of Land Partition 17-07 being a replat of Parcel 1 of Land Partition 36-06, situated in the NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.