

UTC 85292-SH



THIS SPACE RI

2009-009447

Klamath County, Oregon



00069238200900094470020021

07/10/2009 11:23:41 AM

Fee: \$26.00

After recording return to:

LARRY R. MITTNACHT

~~2859 WESTGATE DRIVE~~ 7333 SOUTHSIDE BYPASS

KLAMATH FALLS, OR 97603

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

LARRY R. MITTNACHT

~~2859 WESTGATE DRIVE~~ 7333 SOUTHSIDE BYPASS

KLAMATH FALLS, OR 97603

Escrow No. MT85292-SH

Title No. 0085292

SWD

STATUTORY WARRANTY DEED

GARY FANNING, JR. and NATALIE FANNING, as tenants by the entirety, Grantor(s) hereby convey and warrant to LARRY R. MITTNACHT, 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.

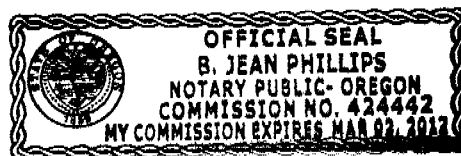
The true and actual consideration for this conveyance is **\$375,000.00**.

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 9th day of July, 2009.

GARY FANNING, JR.

NATALIE FANNING



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7-9, 2009 by GARY FANNING, JR. and NATALIE FANNING.

(Notary Public for Oregon)
My commission expires 3-2-2012

26 Amt

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3 in Block 3, TRACT 1172, SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided interest in all those private roads shown on the plat and more particularly described in Volume M84, page 4256, Microfilm Records of Klamath County, Oregon.