2009-009696 Klamath County, Oregon





After recording return to: Tara M Stevenson and Justin Stevenson 153665 Wagon Trail Road La Pine, OR 97707

Until a change is requested all tax statements shall be sent to the following address:
Tara M Stevenson and Justin
Stevenson
153665 Wagon Trail Road
La Pine, OR 97707

File No.: 7064-1432326 (MG) Date: June 18, 2009

07/16/2009 03:27:29 PM	Fee: \$26.00
THIS SPACE RESERVED I SIN NEGOTION	- — <del>    ee. 920.00</del>
	' '

## STATUTORY WARRANTY DEED

**Tom T. Cook and Nanci Cook, as tenants by the entirety**, Grantor, conveys and warrants to **Tara M Stevenson and Justin Stevenson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 2, BLOCK 2, WAGON TRAIL ACREAGES NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

## Subject to:

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
- 2. The **2009-2010** Taxes, a lien not yet payable.

The true consideration for this conveyance is \$147,000.00. (Here comply with requirements of ORS 93.030)

File No.: **7064-1432326 (MG)**Date: **06/18/2009** 

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this	10 day of	July	, 20 <u>09</u> .		
- Se	on Ecc	002	Abover C	ist	
Tom T Coc	)K		Narici Cook		
STATE OF	Oregon	) )ss.			
County of	Klamath	)			
This instrument was acknowledged before me on this 10 day of July , 20 09 by <b>Tom T Cook and Nanci Cook</b> .					
		Notary Public My commissio	for Oregon on expires: 7 -/ 7 - 200 C	7	

