

WKC 85431-DS

THIS SPACE

2009-009904

Klamath County, Oregon



07/21/2009 11:27:10 AM

Fee: \$21.00

After recording return to:

CHARLES R. SWANSON, III

12757 Antler Dr

Klamath Falls, OR 97603

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

CHARLES R. SWANSON, III

12757 Antler Dr.

Klamath Falls, OR 97603

Escrow No. MT85431-DS

Title No. 0085431

SWD

STATUTORY WARRANTY DEED

DONALD W. FLEMING, Grantor(s) hereby convey and warrant to **CHARLES R. SWANSON, III**
and **CHERYL J. SWANSON**, as tenants by the entirety, 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:

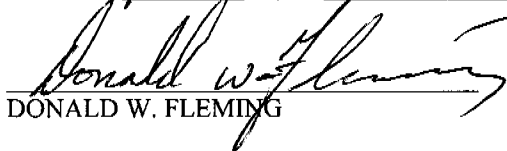
Lots 7 and 8 in Block 2, KLAMATH RIVER SPORTSMAN'S ESTATES, according to the official plat thereof on file in the
office of the County Clerk, Klamath County, Oregon.

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 **\$160,000.00**.

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.

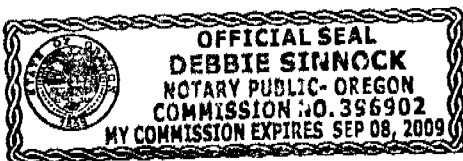
Dated this 18th day of June, 2009.


DONALD W. FLEMING

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 6-18-, 2009 by DONALD W. FLEMING.




(Notary Public for Oregon)

My commission expires 9-8-09

21amt