

UTC 85659

2009-010035

Klamath County, Oregon



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07/23/2009 03:38:13 PM

Fee: \$21.00

After recording return to:
James Richard Sink Nella-Rose Sink 927 Berntzen Road Eugene, OR 97402-1869
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Order Number: 26196

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Robert A. Wilson and Desiree Leo-Wilson, as tenants by the entirety Grantors convey and warrant to James Richard Sink, Nella-Rose Sink, and Jennifer Sink, not as tenants in common, but with the right of survivorship, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 24 in Block 14 of TRACT NO. 1042 TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): 164100

Map/Tax Lot No(s): 2607-001B0-07800-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$29,900.00. (Here comply with requirements of ORS 93.030.)

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, CHAPTER 424, OREGON LAWS 2007.

Executed this 15 day of July, 2009

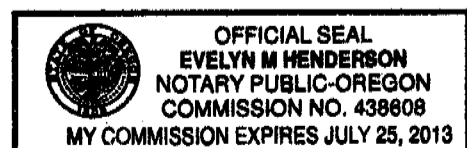
Robert A. Wilson

Desiree Leo-Wilson

State of Oregon, County of Deschutes ) ss.

This instrument was acknowledged before me on this 15 day of July, 2009 by Robert A. Wilson and Desiree Leo-Wilson

Notary Public for Oregon



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