

MT 85751-KR

THIS SPACE F

2009-010368

Klamath County, Oregon



07/31/2009 09:49:17 AM

Fee: \$21.00

After recording return to:

John W. Stott Sr.

2094 Spruce Ave.

Clovis, CA 93611

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

John W. Stott Sr.

2094 Spruce Ave.

Clovis, CA 93611

Escrow No. MT85751-KR

Title No. 0085751

SWD

STATUTORY WARRANTY DEED

Miryam L. Ferrea and Johnny S. Ferrea, as tenants by the entirety, Grantor(s) hereby convey and warrant to John W. Stott Sr. and Kristen L. Stott, 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:

That portion of Government Lot 2, Section 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying North and East of State Highway 427 and West of the Williamson River in 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:

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

The true and actual consideration for this conveyance is **\$235,000.00**.

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 28th day of July, 2009.

Miryam L. Ferrea
Miryam L. Ferrea

Johnny S. Ferrea Sr.
Johnny S. Ferrea

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 28, 2009 by Miryam L. Ferrea and Johnny S. Ferrea.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

21amt