

2009-010391

Klamath County, Oregon



THIS SPACE



00070380200900103910020022

07/31/2009 02:52:35 PM

Fee: \$26.00

After recording return to:
Penny E. Ferguson Ross and Ernest
Ross

POB 205
Christmas Valley, OR 97641

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

Penny E. Ferguson Ross and Ernest
Ross

Same

File No.: 7391-1441119 (se)

Date: July 29, 2009

STATUTORY WARRANTY DEED

David L. Weilbrenner, Grantor, conveys and warrants to **Penny E. Ferguson Ross and Ernest Ross, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE EAST HALF OF EAST HALF OF NORTHEAST QUARTER, SECTION 16, TOWNSHIP 30 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, 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. 2009-2010 taxes, a lien not yet payable.

The true consideration for this conveyance is **\$150,000.00 pursuant to the terms of a 1031 exchange**. (Here comply with requirements of ORS 93.030)

FLU


APN: R103060

Statutory Warranty Deed
- continued

File No.: 7391-1441119 (se)
Date: 07/29/2009

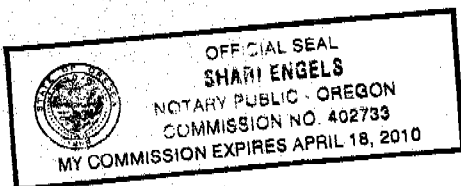
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 30th day of July, 2009.


David L. Weilbrenner

STATE OF Oregon)
County of Douglas) ss.

This instrument was acknowledged before me on this 30th day of July, 2009
by **David L. Weilbrenner**.




Notary Public for Oregon
My commission expires: