

2009-010459

Klamath County, Oregon



00070460200900104590020020

08/03/2009 03:18:12 PM

Fee: \$26.00



After recording return to:

Robert E. Lee Fore, Jr

PO Box 8513

Bend, OR 97708

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

Robert E. Lee Fore, Jr

Same As above

File No.: 7021-1436426 (ALF)

Date: July 30, 2009

STATUTORY WARRANTY DEED

Alvin L. Van Hulzen and Jean Van Hulzen, Grantor, conveys and warrants to **Robert E. Lee Fore, Jr**, 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:

PARCEL 2 OF LAND PARTITION 48-06, LOCATED IN THE S¹/₂ AND THE S¹/₂N¹/₂ OF SECTION 1, AND THE SE¹/₄NE¹/₄ AND NE¹/₄SE¹/₄ OF SECTION 2 AND THE N¹/₂, N¹/₂SE¹/₄ AND NE¹/₄SW¹/₄ OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 11 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.

The true consideration for this conveyance is **\$80,000.00**. (Here comply with requirements of ORS 93.030)

F2w

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 31 day of July, 2009.

Alvin L. Van Hulzen
Alvin L. Van Hulzen

Jean Van Hulzen
Jean Van Hulzen

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 31 day of July, 2009
by **Alvin L. Van Hulzen and Jean Van Hulzen.**



Sarah Kness
Notary Public for Oregon

My commission expires: 10/16/2010