

2009-010555
Klamath County, Oregon



After recording return to:
Tangie A Lueb and Brett Lueb
19615 Cheyne Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Tangie A Lueb and Brett Lueb
19615 Cheyne Road
Klamath Falls, OR 97603

File No.: 7021-1421826 (ALF)
Date: May 29, 2009

THIS SPACE



08/05/2009 02:07:40 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Dale R. Breit, Grantor, conveys and warrants to **Tangie A Lueb and Brett Lueb 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 South 1/2 Northeast 1/4 of Section 31, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING therefrom that portion lying West of the East boundary of Cheyne Road right of way.

NOTE: This legal description was created prior to January 1, 2008.

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 **\$254,500.00**. (Here comply with requirements of ORS 93.030)

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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 1 day of August, 2009.

Dale R Breit

Dale R Breit

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 1 day of August, 2009
by **Dale R Breit**.



Sarah Kness
Notary Public for Oregon

My commission expires: 10/16/2010