

UTC 85836-SH

THIS SPACE RES

2009-010658
Klamath County, Oregon



08/07/2009 01:43:18 PM

Fee: \$26.00

After recording return to:
JACK G. FARMER AND CYNTHIA C.
FARMER, TRUSTEES OF THE JACK G. AND
CYNTHIA C. FARMER 1998 TRUST DATED
2/10/98

1175 SCHONCHIN JOHN DRIVE
CHILOQUIN, OR 97624

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

JACK G. FARMER AND CYNTHIA C.
FARMER, TRUSTEES OF THE JACK G. AND
CYNTHIA C. FARMER 1998 TRUST DATED
2/10/98

1175 SCHONCHIN JOHN DRIVE
CHILOQUIN, OR 97624

Escrow No. MT85836-SH

Title No. 0085836

SWD

STATUTORY WARRANTY DEED

PEGEEN FITZPATRICK, Grantor(s) hereby convey and warrant to JACK G. FARMER AND CYNTHIA C. FARMER, TRUSTEES OF THE JACK G. AND CYNTHIA C. FARMER 1998 TRUST DATED 2/10/98 ~~and~~ 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$40,000.00.**

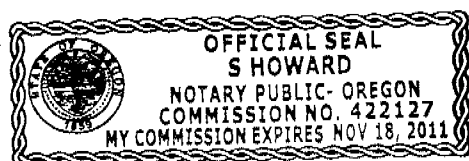
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 7 day of AUGUST, 2009.

PEGEEN FITZPATRICK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 7, 2009 by PEGEEN FITZPATRICK.



(Notary Public for Oregon)
My commission expires 11-18-11

26amt

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 49 in Block 19 of TRACT 1113 - OREGON SHORES - UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 1 in Block 26 of TRACT 1113 - OREGON SHORES - UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.