

UTC 85832-SH

THIS SPACE RI

2009-011110

Klamath County, Oregon



08/18/2009 03:18:47 PM

Fee: \$26.00

After recording return to:

JEFFREY L. MINDEN

1116 LINCOLN STREET

KLAMATH FALLS, OR 97601

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

JEFFREY L. MINDEN

1116 LINCOLN STREET

KLAMATH FALLS, OR 97601

Escrow No. MT85832-SH

Title No. 0085832

SWD

### STATUTORY WARRANTY DEED

**JAMES W. MINDEN and DIANE L. MINDEN, as tenants in common**, Grantor(s) hereby convey and warrant to **JEFFREY L. MINDEN**, 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**

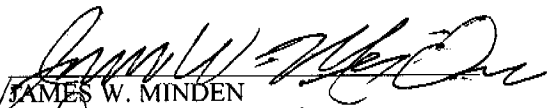
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

The true and actual consideration for this conveyance is **\$66,000.00**.

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 17<sup>th</sup> day of August, 2009.

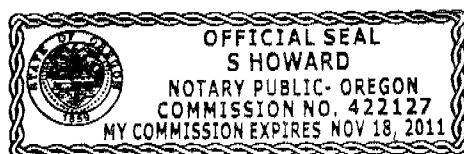
  
JAMES W. MINDEN

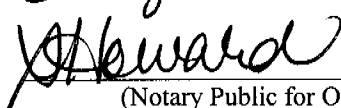
  
DIANE L. MINDEN

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Aug 17, 2009 by JAMES W. MINDEN and DIANE L. MINDEN.



  
(Notary Public for Oregon)

My commission expires 11-18-11

26amt

EXHIBIT "A"  
LEGAL DESCRIPTION

Beginning at the most Northerly corner of Lot 5, Block 58 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Southwesterly along the Southeasterly line of Lincoln Street, 60 feet; thence Southeasterly at right angles to Lincoln Street 45 feet; thence Northeasterly parallel with Lincoln Street, 60 feet; thence Northwesterly at right angles to Lincoln Street, 45 feet to the place of beginning, being a part of Lot 5 of said Block 58 of said NICHOLS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.