

WTC 85899-SH

After recording return to:

KEVIN P. O'DONNELL

82644 SPRAGUE LANE

DEXTER, OR 97431

2009-011276

Klamath County, Oregon



00071454200900112760010016

08/21/2009 03:25:34 PM

Fee: \$21.00

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

KEVIN P. O'DONNELL

82644 SPRAGUE LANE

DEXTER, OR 97431

Escrow No. MT85899-SH

Title No. 0085899

SWD

STATUTORY WARRANTY DEED

JONATHAN M. SANDOE and KRISTINE K. SANDOE, as tenants by the entirety, Grantor(s) hereby convey and warrant to KEVIN P. O'DONNELL and DAWN C. RATLIFF, with the rights of survivorship, 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:

LOT 45 BLOCK 16, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1 AS RECORDED IN KLAMATH COUNTY, OREGON.

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 **\$10,000.00**.

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.

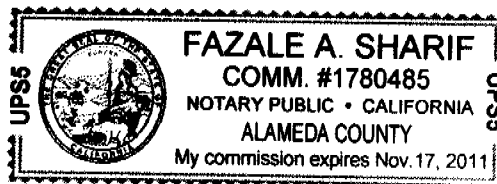
Dated this 17 day of Aug, 2009

Jonathan M. Sandoe
JONATHAN M. SANDOE

Kristine K. Sandoe
KRISTINE K. SANDOE

State of CA

County of Alameda



Fazale A. Sharif
NOTARY PUBLIC

This instrument was acknowledged before me on August 17, 2009 by JONATHAN M. SANDOE and KRISTINE K. SANDOE.

21amt