

2009-011477

Klamath County, Oregon



00071698200900114770030030

08/26/2009 03:29:30 PM

Fee: \$31.00



THIS SPACE R

After recording return to:

Charles A Anderson and Jody K
Anderson

~~18475 Pope~~ PO Box 485
~~Klamath Falls, OR~~
Merrill, OR 97603

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

Charles A Anderson and Jody K
Anderson

~~18475 Pope~~ same as
~~Klamath Falls, OR~~ ABOVE

File No.: 7021-1457830 (ALF)

Date: August 19, 2009

STATUTORY WARRANTY DEED

Richard English and Janet English, as tenants by the entirety, Grantor, conveys and warrants to
Charles A Anderson and Jody K Anderson, husband and wife, 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 HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY,
OREGON.**

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.
2. The **2009-2010** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$165,900.00**. (Here comply with requirements of ORS 93.030)

F31-

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 25 day of August, 2009.

Richard English
Richard English

Janet English 8-26-09
Janet English

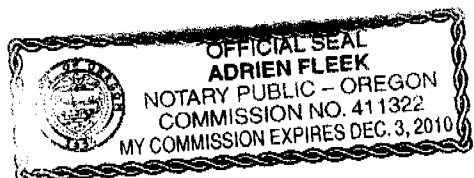
Donald L. Sene - witness for Richard English

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 26 day of August, 2009
by ~~Richard English and Janet English~~.

Adrien Fleek

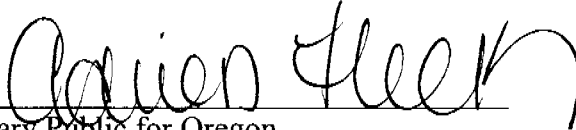
Notary Public for Oregon
My commission expires: 12 31 10



Subscribing Witness

State of Oregon)
) SS.
County of Klamath)

On this 25th day of August, 2009, before me Adrien Fleek, Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Donald Scales, to be the person whose name is subscribed to the within instrument, as a witness thereto, who being by me duly sworn, deposes and says THAT HE RESIDES AT 916 W 10th, Medford, OR 97501 and that he was present and saw Richard English personally known to him to be the same person whose name is subscribed to the foregoing instrument, execute and deliver the same, and acknowledge to said affiant that Richard English executed the same; and that said affiant subscribed Donald Scales name thereto as a WITNESS.



Notary Public for Oregon

My commission expires: 12-3-10

