

2009-011787

Klamath County, Oregon



00072070200900117870020021

09/02/2009 02:55:52 PM

Fee: \$26.00



THIS SPACE F

After recording return to:
Shirley Fisher
806 Plaza Way
Brewster, WA 98812

Until a change is requested all tax statements
shall be sent to the following address:
Shirley Fisher
806 Plaza Way
Brewster, WA 98812

File No.: 7021-1454361 (DMC)
Date: August 13, 2009

STATUTORY WARRANTY DEED

Savannah N. Crites and Laurel A. Dunlap, not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to **Shirley Fisher, a single person**, 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:

LOT 18, BLOCK 10, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

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 **\$135,000.00**. (Here comply with requirements of ORS 93.030)

FLW-

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 26 day of August, 2009.


Savannah N. Crites

Laurel A. Dunlap

STATE OF North Carolina)
)ss.
County of Chatham)

This instrument was acknowledged before me on this 26 day of August, 2009
by **Savannah N. Crites and Laurel A. Dunlap.**

Maria Elena Lopez

Notary Public for
My commission expires:

