

2009-012198

Klamath County, Oregon



00072557200900121980020022

09/14/2009 09:41:12 AM

Fee: \$26.00

WARRANTY DEED -- STATUTORY FORM

Grantor: Elke Fraser

Grantees: Elke Fraser and Aron Fraser

After recording return to:

Aron Fraser
26192 Old River Road
Monroe, OR 97456

Address for tax statements:

Aron Fraser
26192 Old River Road
Monroe, OR 97456

Consideration: The true consideration for this conveyance is \$NONE. The actual consideration consists of other value given.

ELKE FRASER, Grantor, conveys and warrants to ELKE FRASER and ARON FRASER, Grantees, not as tenants in common, but with the right of survivorship, that is, the fee shall vest in the survivor of the Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:

Klamath County Assessor's Acct. No. R869484, Map No. R-2508-005D0-00300 (4.87 acres) described as follows:

Lot 2 in Block 1, Tract 1214 Deschutes Land Sales, Unit 2, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

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 26 day of August, 2009.

Elke Fraser
ELKE FRASER

STATE OF OREGON

County of Benton

) ss.

August 26

, 2009

Personally appeared the above-named **ELKE FRASER** acknowledged the foregoing instrument to be her voluntary act and deed.

Kari Goodyear

Notary Public for Oregon

My Commission expires:

Jan 8, 2012

