

UK 85473-MS

THIS SPACE R

2009-012283
Klamath County, Oregon



09/15/2009 11:31:44 AM Fee: \$26.00

After recording return to:
Stephen Marx
8707 Rocking Horse Lane
Klamath Falls, OR 97603

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

Stephen Marx
8707 Rocking Horse Lane
Klamath Falls, OR 97603

Escrow No. MT85473-MS
Title No. 0085473
SWD

STATUTORY WARRANTY DEED

April L. Huffman, formally known as April L. Parrish, who acquired title as April L. Sergi, Grantor(s) hereby convey and warrant to Stephen Marx and Ynette J.M. Marx, as tenants by the entirety, 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 \$55,000.00.

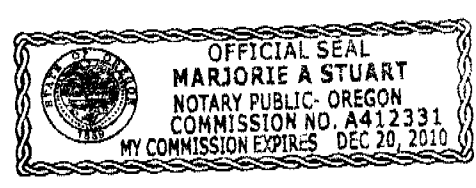
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 14th day of Sep, 2009

April L. Huffman

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9/14, 2009 by April L. Huffman.



My commission expires 12/20/10

26ant

LEGAL DESCRIPTION

"EXHIBIT A"

All that portion of Lot 13 of EMPIRE TRACTS as shown upon the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 13 and running thence East along the South line of said Lot, 72.2 feet to a point which is the Northeast corner of Lot 10 of GARDEN TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence in a Northeasterly direction in a straight line to the Southeast corner of Lot 10 of said EMPIRE TRACTS; thence West along the South line of Lots 10 and 9 of EMPIRE TRACTS, 142.0 feet; thence South along the West line of said Lot 13 of EMPIRE TRACTS 129.3 feet to the point of beginning.