

WTC 85942-DS

THIS SPACE RE

2009-012326

Klamath County, Oregon



09/16/2009 03:12:54 PM

Fee: \$36.00

After recording return to:

DAVID G. MAUER

2104 CARLSON DR.

Klamath Falls, OR 97603

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

DAVID G. MAUER

2104 CARLSON DR.

Klamath Falls, OR 97603

Escrow No. MT85942-DS

Title No. 0085942

SWD

STATUTORY WARRANTY DEED

ALTA N. BRANSTETTER and JUDITH A. LANGWORTHY and LESLIE D. BRANSTETTER not as tenants in common, but with right of survivorship, Grantor(s) hereby convey and warrant to DAVID G. MAUER and DEBORAH L. GREENLEAF not as tenants in common, but with right 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 3 in Block 5 of FIRST ADDITION TO MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of 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 **\$170,000.00**.

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.

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

3/2/09

Dated this 14th day of Sept., 2009.

Alta N. Branstetter
ALTA N. BRANSTETTER

JUDITH A. LANGWORTHY

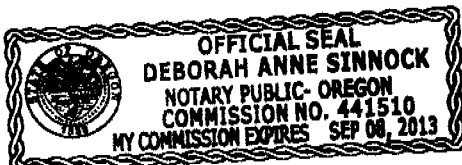
LESLIE D. BRANSTETTER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9-14-, 2009 by ALTA N. BRANSTETTER.

Deborah Ann Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13



Dated this 15 day of Sept., 2009

ALTA N. BRANSTETTER

JUDITH A. LANGWORTHY

LESLIE D. BRANSTETTER

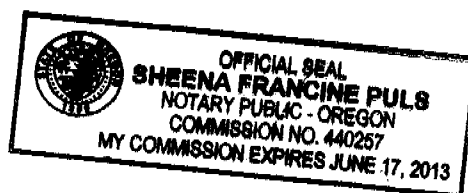
State of Oregon

County of ~~HEALTH~~ LANE

This instrument was acknowledged before me on September 15, 2009 by Judith A. Langworthy ~~ALTA N. BRANSTETTER~~

Sheena Francine Puls
(Notary Public for Oregon)

My commission expires June 17, 2013



Dated this 15th day of September, 2009

ALTA N. BRANSTETTER

JUDITH A. LANGWORTHY

Leslie D. Branstetter

LESLIE D. BRANSTETTER

State of Oregon

County of ~~KEWEECH~~ LANE

Leslie D. Branstetter

This instrument was acknowledged before me on September 15, 2009 by ALTA N. BRANSTETTER.

Sheena Francine Puls

(Notary Public for Oregon)

My commission expires June 17, 2013

