

NOT 85845-SH

THIS SPACE RE

2009-012328

Klamath County, Oregon



09/16/2009 03:14:19 PM

Fee: \$26.00

After recording return to:

PHILLIP D. OUELLETTE

737 LINCOLN STREET

KLAMATH FALLS, OR 97601

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

PHILLIP D. OUELLETTE

737 LINCOLN STREET

KLAMATH FALLS, OR 97601

Escrow No. MT85845-SH

Title No. 0085845

SWD

STATUTORY WARRANTY DEED

ROBERT J. RENNEBERG CHILDRESS and SARA L. CHILDRESS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **PHILLIP D. OUELLETTE and STATIA I. SMITH, as tenants in common,** 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

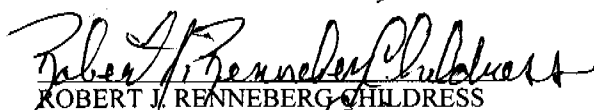
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$124,900.00.**

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 15 day of Sept, 2009.

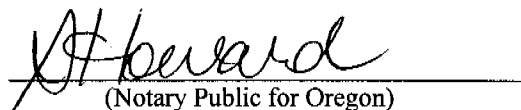

ROBERT J. RENNEBERG CHILDRESS


SARA L. CHILDRESS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 15, 2009 by ROBERT J. RENNEBERG CHILDRESS and SARA L. CHILDRESS.




(Notary Public for Oregon)

My commission expires 11-18-11

26amt

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Southeast corner of Block 64, the same being also the Southeast corner of Lot 1, Block 64, NICHOLS ADDITION TO LINKVILLE, (now City of Klamath Falls), Oregon; thence in a Northwesterly direction along the Westerly line of Eighth Street a distance of 65 feet; thence at right angles in a Southwesterly direction parallel with Lincoln Street a distance of 65 feet more or less to the Southwesterly line of said Lot 1; thence at right angles in a Southeasterly direction following the Southwesterly line of Lot 1 for a distance of 65 feet to the Northwesterly line of said Lincoln Street; thence in a Northeasterly direction along the said Lincoln Street a distance of 65 feet to the place of beginning, being the Southeasterly 65 feet square of said Lot 1 in said Block 64 of said Addition, in the County of Klamath, State of Oregon.