

WTC 86137

2009-012550  
Klamath County, Oregon

After recording return to:
Charles Manning Karen Manning P.O. Box 1398 La Pine, OR 97739
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



00072980200900125500010014

09/22/2009 03:49:34 PM

Fee: \$21.00

Order No. 28343

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

**Cecil E. Layman and Barbara Layman, as tenants by the entirety, Grantor,** conveys and warrants to

**Charles Manning and Karen Manning, as tenants by the entirety, Grantee,** the following described real property free of encumbrances except as specifically set forth herein:

**Lot 3, Block 12 of FIRST ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

Account No(s): **2309-024B0-03800-0000** Key No: **132617/M788213**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$70,000.00**. (Here comply with requirements of ORS 93.030.)

**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, CHAPTER 424, OREGON LAWS 2007.**

Executed this 21 day of September, 2009

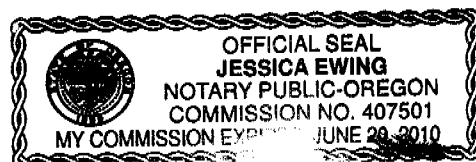
Cecil E. Layman

Barbara Layman

State of **Oregon**, County of **Deschutes** ) ss.

This instrument was acknowledged before me on this 21<sup>st</sup> day of September, 2009 by **Cecil E. Layman and Barbara Layman**

Notary Public for Oregon  
My commission expires: June 20, 2010



21st