

2009-012583

Klamath County, Oregon



00073019200900125830020025



After recording return to:
Robert Bahneman
1928 Applegate
Klamath Falls, OR

Until a change is requested all tax statements
shall be sent to the following address:
Robert Bahneman
1928 Applegate
Klamath Falls, OR

File No.: 7021-1471646 (ALF)
Date: September 18, 2009

THIS SPACE

09/23/2009 11:32:04 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Steve Hunt, Grantor, conveys and warrants to **Robert Bahneman**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**LOTS 26 AND 27, BLOCK 3, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.**

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2009-2010** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$54,900.00**. (Here comply with requirements of ORS 93.030)

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APN: R612117

Statutory Warranty Deed
- continued

File No.: 7021-1471646 (ALF)
Date: 09/18/2009

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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 22nd day of September, 20 09.

Steve Hunt by Gina Hendricks
Steve Hunt by Gina Hendricks as Attorney In
Fact

STATE OF Oregon)
County of Jackson)ss.
)

This instrument was acknowledged before me on this 22nd day of September, 20 09
by ~~Steve Hunt~~ Gina Hendricks as attorney in fact for Steve Hunt

Gina Hendricks
Notary Public for Oregon
My commission expires: 12/29/10

