

2009-012757

Klamath County, Oregon



00073219200900127570020023

09/25/2009 03:05:57 PM

Fee: \$26.00



THIS SPACE

After recording return to:
Steven D Lee and Cindy A Lee
3906 Boardman
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Steven D Lee and Cindy A Lee
3906 Boardman
Klamath Falls, OR 97603

File No.: 7021-1466272 (ALF)
Date: September 04, 2009

STATUTORY WARRANTY DEED

Philip James Jones, Grantor, conveys and warrants to **Steven D Lee and Cindy A Lee, husband and wife**, 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 10 AND 15 OF TOWNSEND TRACTS IN KLAMATH COUNTY, OREGON, ACCORDING TO THE DULY RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK FOR AND IN KLAMATH COUNTY, OREGON.

LESS AND EXCEPT THEREFROM

THE SOUTHERLY 80 FEET OF LOT 15, TOWNSEND TRACTS, 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 **\$92,000.00**. (Here comply with requirements of ORS 93.030)

F26-

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 24 day of September, 2009.

Philip James Jones
Philip James Jones

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 24 day of September, 2009
by **Philip James Jones**.

Sarah Kness



Notary Public for Oregon

My commission expires: 10/16/2010