

Notz. 86049

2009-012764

Klamath County, Oregon



00073226200900127640010013

09/25/2009 03:20:26 PM

Fee: \$21.00

After recording return to:
Ryan Davis 573 South 40th Street Springfield, OR 97478-6426
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Order Number: 28071

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Richard O. Shields and Lucinda M. Shields, who acquired title as Lucinda M. McBride, Grantors convey and warrant to
Ryan Davis, , Grantee the following described real property free of encumbrances except as specifically set forth herein:

Lot 23 in Block 4 of TRACT NO. 1042 TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): 164280

Map/Tax Lot No(s): 260701B0-02200

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 **\$27,500.00**. (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 23 day of September, 2009

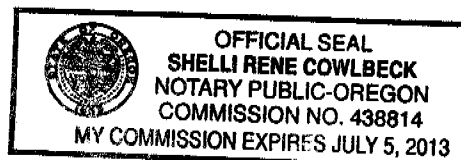
Richard O. Shields
Richard O. Shields

Lucinda M. Shields by Richard O. Shields as her attorney in fact.
Lucinda M. Shields, who acquired title as Lucinda M. McBride, by
Richard O. Shields, as her attorney in fact.

State of Oregon, County of Deschutes) ss.

This instrument was acknowledged before me on this 23 day of September, 2009 by
Richard O. Shields and Lucinda M. Shields, by Richard O. Shields, as her attorney in
Fact

Shelli Cowlbeck
Notary Public for Oregon
My commission expires: 7-5-13



21AMT