

NTZ 85593-DS

THIS SPACE

2009-012897

Klamath County, Oregon



00073395200900128970010016

After recording return to:

CHARLES E. RILEY

451 Damont St.

Klamath Falls, OR 97601

09/30/2009 11:23:46 AM

Fee: \$37.00

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

CHARLES E. RILEY

451 Damont St.

Klamath Falls, OR 97601

Escrow No. MT85593-DS

Title No. 0085593

SWD

### STATUTORY WARRANTY DEED

LEE HARRINGTON and LISE KASTIGAR, as tenants by the entirety, Grantor(s) hereby convey and warrant to CHARLES E. RILEY and LINDA K. RILEY, as tenants by the entirety, 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:

#### PARCEL 1:

All of Lot 3 and the N1/2 of Lot 4, in Block 10, THE TERRACES 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.

#### PARCEL 2:

All of Lot 12 and the N1/2 of Lot 11, in Block 10, THE TERRACES 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.


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 **\$215,000.00.**

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.

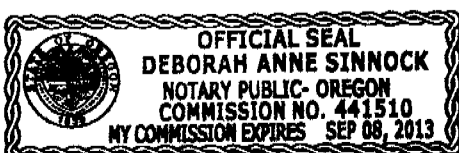
Dated this 30th day of Sept 2009.

  
LEE HARRINGTON

  
LISE KASTIGAR

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 9-30-, 2009 by LEE HARRINGTON and LISE KASTIGAR.



  
(Notary Public for Oregon)

My commission expires 9-8-13

374mt