

2009-012911

Klamath County, Oregon



00073415200900129110030035



After recording return to:
Rodney Osborn and Sarah Osborn

Until a change is requested all tax statements
shall be sent to the following address:
Rodney Osborn and Sarah Osborn
Same as Above

File No.: 7021-1474303 (ALF)
Date: September 22, 2009

THIS SPACE R

09/30/2009 03:13:34 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Irene Billingsley, Grantor, conveys and warrants to **Rodney Osborn and Sarah Osborn, 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:

**LOT 7, BLOCK 89, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT 4,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK, 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 **\$5,500.00**. (Here comply with requirements of ORS 93.030)

747

APN: R392355

Statutory Warranty Deed
- continuedFile No: 7021-1474303 (ALF)
Date: 09/22/2009

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 29 day of Sept, 2009.

Irene Billingsley
Irene Billingsley

STATE OF _____)
)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Irene Billingsley**.

Notary Public for _____
My commission expires:

*** SEE ATTACHED NOTARIZATION ***

All-Purpose Acknowledgment

State of California

County of SACRAMENTO

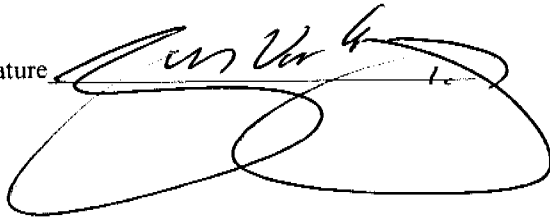
On 29 Sep 2009 before me, Jason Van Zant, Notary Public, personally
(date) (name, title of officer)
appeared Irene E Billingsley, who proved to me on the basis of
(name(s) of signer(s))

satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

