

NTC 86213-KR



THIS SPACE R

2009-013113
Klamath County, Oregon



10/06/2009 11:18:07 AM

Fee: \$37.00

After recording return to:

Michael D. Dwyer
1880 Starlight Drive
Salem, OR 97304

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

Michael D. Dwyer
1880 Starlight Drive
Salem, OR 97304

Escrow No. MT86213-KR
Title No. 0086213
SWD

STATUTORY WARRANTY DEED

280 **BoydD. Oliver and Barbara L. Oliver, as tenants by the entirety, Grantor(s) hereby convey and warrant to Michael D. Dwyer, 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:**

Lot 33, Block 11, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk, 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 **\$27,000.00.**

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.

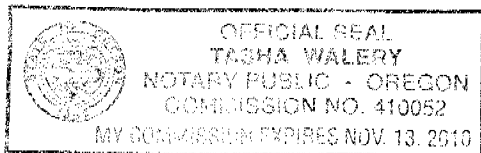
Dated this 1st day of October, 2009

Boyd D. Oliver by Barbara L. Oliver his attorney in fact
BoydD. Oliver, by Barbara L. Oliver, his attorney in fact

Barbara L. Oliver
Barbara L. Oliver

State of Oregon
County of Polk

This instrument was acknowledged before me on Oct. 1, 2009 by Barbara L. Oliver, individually and as attorney in fact for BoydD. Oliver.



Tasha Walery
(Notary Public for Oregon)

My commission expires 11-13-10

37Amt