

MT 86244-SH

THIS SPACE RE

2009-013138

Klamath County, Oregon



10/06/2009 03:23:30 PM

Fee: \$42.00

After recording return to:

JOHN WARNER

4021 BEVERLY DRIVE

KLAMATH FALLS, OR 97603

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

JOHN WARNER

4021 BEVERLY DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT86244-SH

Title No. 0086244

SWD

STATUTORY WARRANTY DEED

CHRISTINE SNYDER AS TRUSTEE OF THE EMMA ROGERS TRUST DATED APRIL 7, 2006, Grantor(s) hereby convey and warrant to **JOHN WARNER and KATIE WARNER**, 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:

The West 80 feet of Lot 12, CLOVERDALE, 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 **\$77,100.00**.

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.

42amt

Dated this 3 day of OCT., 2009

THE EMMA ROGERS TRUST

BY: Christine Snyder, Trustee

CHRISTINE SNYDER, TRUSTEE

State of CA
County of EL DORADO

This instrument was acknowledged before me on 10/3 / 2009 by CHRISTINE SNYDER AS TRUSTEE OF THE EMMA ROGERS TRUST.

DANIEL W. GACHES
(Notary Public for MTN. POSTAL)

My commission expires 1/27/13

