

2009-013146

Klamath County, Oregon



00073690200900131460020026

10/06/2009 03:42:15 PM

Fee: \$42.00

After Recording Return to:

JERRY HINTZ

1385 WARING

SEASIDE, CA. 93955

Until a change is requested all tax statements

Shall be sent to the following address:

JERRY HINTZ

1385 WARING

SEASIDE, CA. 93955

ATE 67155

### WARRANTY DEED

(INDIVIDUAL)

ERICK SWINNEY AND ASHLEY WOLFE, WHO ACQUIRED TITLE AS ASHLEY SWINNEY AND ROBERT B. INERFELD AND STEPHANIE A. JENNINGS, herein called grantor, convey(s) to JERRY HINTZ, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$49,000.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated October 1, 2009.

ROBERT B. INERFELD  
  
STEPHANIE A. JENNINGS

ERICK SWINNEY  
  
ASHLEY WOLFE

STATE OF OREGON, County of Lane ) ss.

On October 5, 2009 personally appeared the above named ERICK SWINNEY and ASHLEY WOLFE and ROBERT B. INERFELD and STEPHANIE A. JENNINGS and acknowledged the foregoing instrument to be their voluntary act and deed.

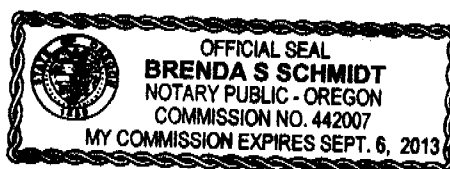
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 67155MS

Before me: Brenda S. Schmidt  
Notary Public for Oregon  
My commission expires:

Official Seal



ATE 37

*Exhibit A*

Lot 12, Block 3, ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

AND

Lot 11, Block 3, ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 008 MAP: 3606-002BB TL: 02000 KEY: 308009

CODE: 008 MAP: 3606-002BB TL: 01900 KEY: 307947