

NTC 84797

2009-013200

Klamath County, Oregon



00073746200900132000010018

10/07/2009 12:20:54 PM

Fee: \$37.00

After recording return to:
Chad Welsh Kathleen Hood 824 Rector Drive La Pine, OR 97739
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Order Number: 21361

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Tonya Hockett who acquired title as Tonya Travis, Grantor conveys and warrants to **Chad Welsh and Kathleen Hood, , as tenants by the entirety, Grantees** the following described real property free of encumbrances except as specifically set forth herein:

Lot 2 in Block 3 of RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): 132225

Map/Tax Lot No(s): 2309-024A0-04000-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable and a

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein:

Dated: April 18, 2006, Recorded: April 18, 2006 in Volume M06, Page 07563, Microfilm Records of Klamath County, Oregon in the original amount of \$84,900.00. Original Grantor: Jamie Travis and Tonya Travis Trustee: Western Title Company Beneficiary: John Dunlap

The true consideration for this conveyance is **\$82,686.70**. (Here comply with requirements of ORS 93.030.)

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, CHAPTER 424, OREGON LAWS 2007.

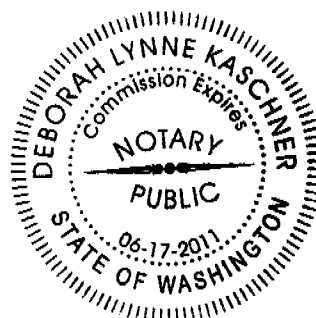
Executed this 16 day of April, 2009

Tonya Hockett
Tonya Hockett

State of **Washington**, County of Island) ss.

This instrument was acknowledged before me on this 16th day of April, 2009 by **Tonya Hockett**

Deborah Lynne Kaschner
Notary Public for Oregon Washington



37.Amt