



00074063200900134520020025

10/15/2009 02:29:05 PM

Fee: \$42.00



THIS SPACE

After recording return to:  
Callie Gilchrist Raab  
7106 Ruth Court  
Klamath Falls, OR

Until a change is requested all tax statements  
shall be sent to the following address:  
Callie Gilchrist Raab  
7106 Ruth Court  
Klamath Falls, OR

File No.: 7021-1343763 (ALF)  
Date: September 25, 2009

### STATUTORY WARRANTY DEED

**Beverly Irene Howe**, Grantor, conveys and warrants to **Callie Gilchrist Raab**, 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 26 AND 27, BLOCK 1, TRACT NO. 1085, COUNTRY GREEN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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 **\$73,000.00**. (Here comply with requirements of ORS 93.030)

F42-

APN: R568148

Statutory Warranty Deed  
- continued

File No.: 7021-1343763 (ALF)  
Date: 09/25/2009

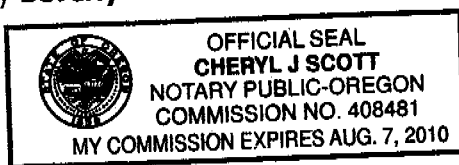
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 9 day of October, 2009.

Beverly Irene Howe  
Beverly Irene Howe

STATE OF Oregon )  
County of Deschutes )ss.

This instrument was acknowledged before me on this 9 day of October, 2009  
by **Beverly Irene Howe**.



Cheryl J. Scott  
Notary Public for Oregon  
My commission expires: 8-7-2010