

MT86039-MS



THIS SPACE

2009-013465

Klamath County, Oregon



10/15/2009 03:23:58 PM

Fee: \$42.00

After recording return to:

Kevin O'Neil

219 Pine Street

Klamath Falls, OR 97601

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

Kevin O'Neil

219 Pine Street

Klamath Falls, OR 97601

Escrow No. MT86039-MS

Title No. 0086039

SWD

STATUTORY WARRANTY DEED

Karl D. Scronce and Brenda D. Scronce, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Kevin O'Neil and Christy Davis, 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 Westerly 56.25 feet of Lot 2 and the Easterly 6 feet of Lot 3, Block 6, ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of 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 **\$235,000.00**.

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.

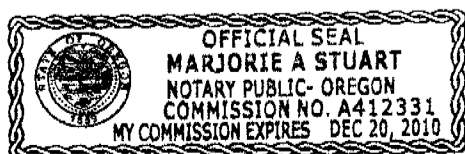
Dated this 14th day of Oct, 2009

Karl D. Scronce
Karl D. Scronce

Brenda D. Scronce
Brenda D. Scronce

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10/14, 2009 by Brenda D. Scronce.



MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/10


42pm

State of Oregon
County of Klamath

On this 15th day of oct, 2009, personally appeared before me the above named Karl D. Scronce, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.





Notary Public for Oregon
My Commission expires: 12-20-10