

NJC 85880

2009-013509

Klamath County, Oregon

After recording return to:
Mark E. Ward Tiffany L. Ward 2423 NW Shields Drive Bend, OR 97701-6713
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



00074130200900135090010014

10/16/2009 02:04:08 PM

Fee: \$37.00

Order Number: 27214

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

John A. Murphy and Monica R. Murphy, as tenants by the entirety, Grantors convey and warrant to

Mark E. Ward and Tiffany L. Ward, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 17, Block 3, Tract No. 1074, LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): **145239**

Map/Tax Lot No(s): **2407-007AO-03100**

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.

The true consideration for this conveyance is **\$392,000.00**. (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 15 day of October, 2009

John A. Murphy

Monica R. Murphy

State of **Oregon**, County of **Deschutes**) ss.

This instrument was acknowledged before me on this 15th day of October, 2009 by **John A. Murphy and Monica R. Murphy**

Notary Public for Oregon
My commission expires: 5/25/12



374mt