



After recording return to:
James E. Ross and Karen L. Ross
2151 Jeffrey Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
James E. Ross and Karen L. Ross
2151 Jeffrey Lane
Klamath Falls, OR 97603

File No.: 7021-1476451 (ALF)
Date: September 28, 2009

2009-014004
Klamath County, Oregon



10/29/2009 03:00:08 PM

Fee: \$42.00

THIS SPACE

STATUTORY WARRANTY DEED

David Elliott, Grantor, conveys and warrants to **James E. Ross and Karen L. Ross, husband and wife**, 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 31 IN TRACT 1378 PLEASANT VISTA - STAGE 2, 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.

The true consideration for this conveyance is **\$196,000.00**. (Here comply with requirements of ORS 93.030)

F42

APN: **R892445**

Statutory Warranty Deed
- continued

File No.: **7021-1476451 (ALF)**
Date: **09/28/2009**

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 28 day of October, 2009.

David Elliott
David Elliott

STATE OF Washington)
County of Snohomish)ss.

This instrument was acknowledged before me on this 28th day of October, 2009
by **David Elliott**.

William F. Younker
Notary Public for Washington
My commission expires: 8/24/2013

