

UTC 86117-DS

THIS SPACE

2009-014016
Klamath County, Oregon



10/29/2009 03:22:16 PM

Fee: \$37.00

After recording return to:

JASON NALEPA

2120 WATSON ST.

KLAMATH FALLS, OR 97603

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

JASON NALEPA

2120 WATSON ST.

KLAMATH FALLS, OR 97603

Escrow No. MT86117-DS

Title No. 0086117

SWD

STATUTORY WARRANTY DEED

ROSS URBACH AND JUDY URBACH, TRUSTEES OF THE URBACH FAMILY TRUST, DATED APRIL 30, 2008, Grantor(s) hereby convey and warrant to **JASON NALEPA and MICHELLE NALEPA, 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:

Parcel 3 of Land Partition 11-94, being the NE1/4 SE1/4 NE1/4 of Section 1 and Parcels 1 and 3 of Land Partition 64-92 all situated in the E1/2 NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, 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:

The true and actual consideration for this conveyance is **\$450,000.00**.

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 22nd day of Oct. 2009

THE URBACH FAMILY TRUST, DATED APRIL 30, 2008

BY: Ross Urbach TRUSTEE
ROSS URBACH, TRUSTEE

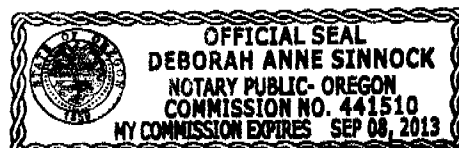
BY: Judy Urbach TRUSTEE
JUDY URBACH, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-22-, 2009 by ROSS URBACH AND JUDY URBACH, AS TRUSTEES OF THE URBACH FAMILY TRUST, DATED APRIL 30, 2008.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13



37amt