

2009-014063

Klamath County, Oregon



00074778200900140630020025

10/30/2009 03:01:59 PM

Fee: \$42.00



After recording return to:
Daniel W Conant and Kimberly M
Conant
891 West View Drive
Klamath Falls, OR 97603

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

Daniel W Conant and Kimberly M
Conant

891 West View Drive
Klamath Falls, OR 97603

File No.: 7021-1476210 (ALF)

Date: September 25, 2009

THIS SPACE

STATUTORY WARRANTY DEED

Rodney Helsel, Trustee of the Rodney Helsel 2006 Revocable Trust, Grantor, conveys and warrants to **Daniel W Conant and Kimberly M Conant, 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 81 IN TRACT 1438, EIGHT ADDITION TO NORTH HILLS--PHASE 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 **\$237,500.00**. (Here comply with requirements of ORS 93.030)

F42-

APN: R892045

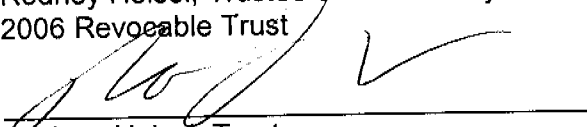
Statutory Warranty Deed
- continued

File No.: 7021-1476210 (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.

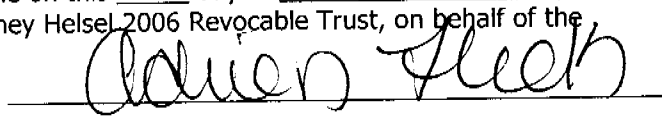
Dated this 30 day of October, 2009

Rodney Helsel, Trustee of the Rodney Helsel
2006 Revocable Trust


Rodney Helsel, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 30 day of October, 2009
by as of Rodney Helsel, Trustee of the Rodney Helsel 2006 Revocable Trust, on behalf of the


Notary Public for Oregon
My commission expires: 12-3-10

