

NTC 86209-SH



After recording return to:

THANE J. TOLBERT

6422 ALVA AVENUE

KLAMATH FALLS, OR 97603

THIS SPACE

2009-014352

Klamath County, Oregon



11/09/2009 11:11:53 AM

Fee: \$37.00

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

THANE J. TOLBERT

6422 ALVA AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT86209-SH

Title No. 0086209

SWD

### STATUTORY WARRANTY DEED

**RYAN A. NIEHUS and EMILY J. NIEHUS, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **THANE J. TOLBERT and OLIVIA L. TOLBERT, 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:

Lot 7 in Block 11 of FOURTH ADDITION TO WINEMA GARDENS, 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:

The true and actual consideration for this conveyance is **\$193,650.00**.

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 6 day of Nov, 2009.

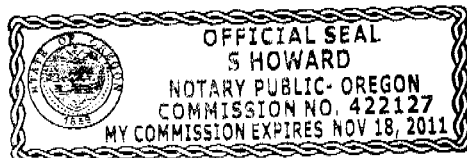
\_\_\_\_\_  
RYAN A. NIEHUS

\_\_\_\_\_  
EMILY J. NIEHUS

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Nov 6, 2009 by RYAN A. NIEHUS and EMILY J. NIEHUS.



\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires 11-18-11

37amt