

2009-014461

Klamath County, Oregon



After recording return to:  
Jacob A. Ward and Angie M. Ward  
2218 Autumn  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Jacob A. Ward and Angie M. Ward  
2218 Autumn  
Klamath Falls, OR 97601

File No.: 7021-1469992 (DMC)  
Date: October 06, 2009

THIS SPAC



00075254200900144610030038

11/10/2009 11:34:23 AM

Fee: \$47.00

## STATUTORY WARRANTY DEED

**Ann M. Ford**, Grantor, conveys and warrants to **Jacob A. Ward and Angie M. Ward, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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.
2. The **2009-2010** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$179,900.00**. (Here comply with requirements of ORS 93.030)

547-

APN: R532757

Statutory Warranty Deed  
- continued

File No.: 7021-1469992 (DMC)  
Date: 10/06/2009

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 8<sup>th</sup> day of November, 2009.

Ann M Ford  
Ann M. Ford

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 8<sup>th</sup> day of November, 2009  
by **Ann M. Ford**.

Sarah Kness



Notary Public for Oregon  
My commission expires: 10/16/2010

APN: **R532757**

Statutory Warranty Deed  
- continued

File No.: **7021-1469992 (DMC)**  
Date: **10/06/2009**

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL 1:**

**LOTS 10 AND 11, BLOCK 1, RIVERVIEW SECOND ADDITION, IN THE COUNTY OF KLAMATH, STATE OF OREGON.**

**EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF OREGON BY DEED RECORDED AUGUST 15, 1967 IN VOLUME M67 PAGE 6392, RECORDS OF KLAMATH COUNTY, OREGON.**

**PARCEL 2:**

**LOTS 8 AND 9, BLOCK 1, RIVERVIEW SECOND ADDITION, IN THE COUNTY OF KLAMATH, STATE OF OREGON.**

**EXCEPTING THEREFROM THAT PORTION DESCRIBED AS PARCEL 1 IN VOLUME M67 PAGE 3254, RECORDS OF KLAMATH COUNTY, OREGON.**