

2009-014485

Klamath County, Oregon



00075283200900144850020025

11/10/2009 03:09:37 PM

Fee: \$42.00



THIS SPACE

After recording return to:

Nick Stork and Jill Stork

~~3220 Boardman Ave.~~

Klamath Falls, OR

4791 Ongk Dr
97603

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

Nick Stork and Jill Stork

~~3220 Boardman Ave.~~

~~Klamath Falls, OR~~

Same as above

File No.: 7021-1487004 (DMC)

Date: October 23, 2009

STATUTORY WARRANTY DEED

Steven A. Hart, Grantor, conveys and warrants to **Nick Stork and Jill Stork as tenants by the entirety**, 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:

THE WEST HALF OF LOT 5, BLOCK 3, FIRST ADDITION TO ALTAMONT ACRES, IN THE COUNTY OF KLAMATH, STATE OF 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 **\$24,000.00**. (Here comply with requirements of ORS 93.030)

F42-

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 10th day of November, 2009.

Steven A. Hart
Steven A. Hart

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 10 day of November, 2009
by **Steven A. Hart**.

Adrien Fleek

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

