

NTC86425-MS

THIS SF

2009-014495

Klamath County, Oregon



After recording return to:

Bernard deGroot

1133 Riverside Drive

Klamath Falls, OR 97601



00075293200900144950010015

11/10/2009 03:25:09 PM

Fee: \$37.00

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

Bernard deGroot

1133 Riverside Drive

Klamath Falls, OR 97601

Escrow No. MT86425-MS

Title No. 0086425

SWD

### STATUTORY WARRANTY DEED

**Suzanne Marie Thompson**, Grantor(s) hereby convey and warrant to **Bernard deGroot**, 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 3 and the West 32 feet of the North 5 feet Lot 4 in Block 1 of RIVERVIEW, according to the official plat thereof on file in the office of 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 **\$50,000.00**.

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 10th day of Nov, 2009

Suzanne Marie Thompson  
Suzanne Marie Thompson

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 11/10, 2009 by Suzanne Marie Thompson.



(Notary Public for Oregon)

My commission expires

12/20/10

-374mt