

MT 86490-MS



THIS SP/

2009-014851

Klamath County, Oregon



00075702200900148510020021

11/19/2009 10:41:43 AM

Fee: \$42.00

After recording return to:

Robert Froehlich
3926 Sturdivant Avenue
Klamath Falls, OR 97603

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

Robert Froehlich
3926 Sturdivant Avenue
Klamath Falls, OR 97603

Escrow No. MT86490-MS

Title No. 0086490

SWD-EM

STATUTORY WARRANTY DEED

Nicholas John Carter, Grantor(s) hereby convey and warrant to **Robert Froehlich**, 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:

The Easterly 80 feet of Lot 17, BURNSDALE, 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 **\$120,000.00**.

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.

42amt

Dated this 17 day of November, 2009

Nicholas J. Carter
Nicholas John Carter

State of Oregon
County of Multnomah

This instrument was acknowledged before me on November 17, 2009 by Nicholas John Carter.



[Signature]
(Notary Public for Oregon)

My commission expires April 8, 2012

Unofficial Copy