

2009-015222

Klamath County, Oregon



00076135200900152220020029

12/01/2009 03:27:35 PM

Fee: \$42.00



After recording return to:  
Daniel J. Padgett  
8813 Cedar Way  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Daniel J. Padgett  
8813 Cedar Way  
Klamath Falls, OR 97601

File No.: 7021-1496284 (ALF)  
Date: November 09, 2009

THIS SPAC

### STATUTORY WARRANTY DEED

**Robert B. Eiland and Robert W. Eiland, not as tenants in common, but with full rights of survivorship**, Grantor, conveys and warrants to **Daniel J. Padgett and Wanda L. Kappel**, 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:

**LOT 7, BLOCK 22, TRACT NO. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, 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 **\$120,000.00**. (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 30 day of November, 2009

Robert B. Eiland  
Robert B. Eiland

Robert W. Eiland  
Robert W. Eiland

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 30 day of November, 2009  
by **Robert B. Eiland and Robert W. Eiland.**

Adrien Fleeck

Notary Public for Oregon

My commission expires: 12-3-10

