

MT86357-DS

THIS SPACE

2009-015350

Klamath County, Oregon



12/04/2009 11:03:39 AM

Fee: \$37.00

After recording return to:
JONATHAN D. POULIOT

6048 Climax Ave.
Klamath Falls, OR 97603

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

JONATHAN D. POULIOT

6048 Climax Ave.
Klamath Falls, OR 97603

Escrow No. MT86357-DS

Title No. 0086357

SWD

STATUTORY WARRANTY DEED

GENE KEOUGH, Grantor(s) hereby convey and warrant to JONATHAN D. POULIOT, 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:

Beginning at a point which is 1,097.5 feet Northerly and 990.0 feet Easterly of the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, also known as Saylor's corner; thence South 89° 58' East 65.0 feet; thence North 00°02' East, 100.0 feet to a point on the Southerly boundary of Climax Street; thence North 89°58' West along the Southerly boundary of Climax Street 65.0 feet; thence South 00°02' West 100.0 feet to the point of beginning.

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 \$105,000.00.

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.

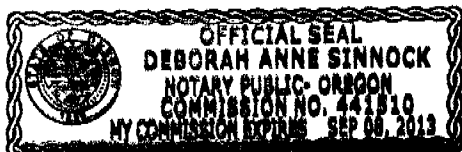
Dated this 1 day of DEC 20, 2009.

GENE KEOUGH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12-1-2009 by GENE KEOUGH.

(Notary Public for Oregon)



My commission expires 9-8-13

37411