

2009-015607

Klamath County, Oregon



00076584200900156070020027

12/11/2009 08:45:54 AM

Fee: \$42.00

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Shane L. Stewart
6097 Monte Vista Lane
Mariposa, CA 95338

MAIL TAX STATEMENTS TO:

Shane L. Stewart
6097 Monte Vista Lane
Mariposa, CA 95338

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

LANCE J. STEWART, a married man as his sole and separate property, and SHANE L. STEWART, a married man as his sole and separate property, Grantors, convey and warrant to SHANE L. STEWART and HOLLY STEWART, husband and wife, as joint tenants, Grantees the following described real property situated in the County of Klamath, State of Oregon:

SOUTH 1/2 OF THE EAST 1/2 OF LOT(S) 14, BLOCK 2, KLAMATH FALLS FOREST ESTATES SYCAN UNIT AS RECORDED IN KLAMATH COUNTY, OREGON, AND ALSO SUBJECT TO ALL CONDITION, RESTRICTIONS, RESERVATIONS, EASEMENTS, EXCEPTIONS AND RIGHTS AND/OR RIGHTS OF WAY AFFECTING SAID PROPERTY.

Map: R-3313-0313-031000-00400-000

The true consideration for this conveyance is Ten Dollars (\$10.00)

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: August 31, 2009


LANCE J. STEWART

Dated: August 31, 2009


SHANE L. STEWART

MAIL TAX STATEMENT TO ADDRESS ABOVE

STATE OF CALIFORNIA

COUNTY OF MERCED

} ss.

On August 31, 2009, before me, STACY MELLOW, Notary Public, personally appeared LANCE J. STEWART, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Stacy Mellow (Seal)
(Signature)



STATE OF CALIFORNIA

COUNTY OF MERCED

} ss.

On August 31, 2009, before me, STACY MELLOW, Notary Public, personally appeared SHANE L. STEWART, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Stacy Mellow (Seal)
(Signature)

