## 2009-015657 Klamath County, Oregon

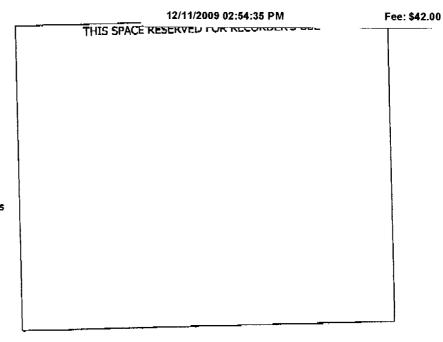




After recording return to: Carolina A. Leonhardt 24252 Canadian Honker Lane Sprague River, OR 97639

Until a change is requested all tax statements shall be sent to the following address: Carolina A. Leonhardt 24252 Canadian Honker Lane Sprague River, OR 97639

File No.: 7021-1504786 (DMC) Date: December 04, 2009



## STATUTORY WARRANTY DEED

Cindy L. Pollard, Grantor, conveys and warrants to Carolina A. Leonhardt, 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 10 IN BLOCK 31, FIRST ADDITION TO KLAMATH FOREST ESTATES, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

Subject to:

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 \$70,000.00. (Here comply with requirements of OR5 93.030)



APN: R266125

Statutory Warranty Deed - continued

File No.: 7021-1504786 (DMC) Date: 12/04/2009

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 195.306 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 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 USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS ABOUT THE RIGHTS OF POREST 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 _                      | day of                          | <u>rember</u> , 20 <u>09</u> .   |
|-----------------------------------|---------------------------------|--|
| Cindy L. P                        | pilard Pol                      | Dard   |
| STATE OF                          | Oregon                          | )<br>)ss.  |
| County of                         | Klamath                         | the Oceanilie 2009   |
| This instrum<br>by <b>Cindy L</b> | nent was acknowledged. Pollard. | before me on this 7th day of December 2009  Barbara A Fluth Honclulu  Notary Public for Oregon CAC Honclulu  My commission expires: 05/25/2011 |

