

2009-015657

Klamath County, Oregon



00076641200900156570020023

12/11/2009 02:54:35 PM

Fee: \$42.00



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

THIS SPACE RESERVED FOR RECORDERS USE

### 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:**

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

F42-

APN: R266125

Statutory Warranty Deed  
- continuedFile 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 195-336 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 7 day of December, 2009.

Cindy L. Pollard  
Cindy L. Pollard

STATE OF Oregon )

)ss.

County of Klamath )

This instrument was acknowledged before me on this 7<sup>th</sup> day of December, 2009  
by Cindy L. Pollard.



Barbara A. Iuli  
Barbara A. Iuli  
Notary Public for Oregon  
My commission expires: 05/25/2011

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|--|----------------------|
| Document Date: <u>12/7/09</u>                    | # Pages: <u>2</u>    |
| Notary Name: <u>BARBARA A. IULI</u>              | First Circuit        |
| Doc. Description: <u>Statutory Warranty Deed</u> |                      |
| Notary Signature: <u>Barbara A. Iuli</u>         | Date: <u>12/7/09</u> |

