

UTC 86214-MS



THIS SPA

2010-000144  
Klamath County, Oregon



01/05/2010 03:21:37 PM

Fee: \$42.00

After recording return to:

Michael Lee Faulkner

P.O. Box 48

Keno, OR 97627

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

Michael Lee Faulkner

P.O. Box 48

Keno, OR 97627

Escrow No. MT86214-MS

Title No. 0086214

SWD-EM

### STATUTORY WARRANTY DEED

**Gary M. Lange and Cora F. Lange, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Michael Lee Faulkner**, 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:

Lot 15, Block 22, FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$164,000.00**.

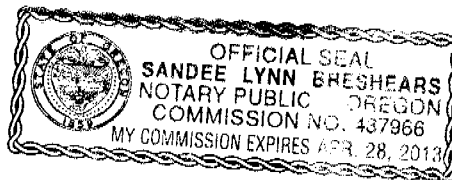
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

42nd

Dated this 29 day of December, 2009

Gary M. Lange  
Gary M. Lange

Cora F. Lange  
Cora F. Lange



State of Oregon  
County of Marion

This instrument was acknowledged before me on December 29, 2009 by Gary M. Lange and Cora F. Lange.

Sandee Bheshears  
(Notary Public for Oregon)

My commission expires 4/28/13