

WTC 86883-DS

THIS SPACE RE

2010-000463

Klamath County, Oregon



After recording return to:
WILLIAM F. FLECKNER

4740 Saylor St.

Klamath Falls, OR 97603



00077958201000004630020025

01/13/2010 03:31:33 PM

Fee: \$42.00

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

WILLIAM F. FLECKNER

4740 Saylor St.

Klamath Falls, OR 97603

Escrow No. MT86883-DS

Title No. 0086883

SWD

STATUTORY WARRANTY DEED

NANCY E. GOMEZ, Grantor(s) hereby convey and warrant to WILLIAM F. FLECKNER and PATRICIA A. FLECKNER, as tenants by the entirety, 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 13 of EVERGREEN MEADOWS - TRACT 1302, 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 **\$125,000.00**.

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.

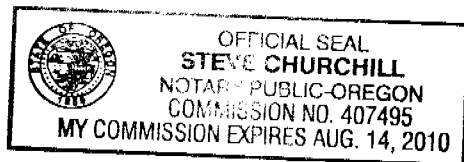
42 Amt

Dated this 1 day of 12, 2010

Nancy E Gomez
NANCY E. GOMEZ

State of Oregon
County of UMATILLA

This instrument was acknowledged before me on JANUARY 12, 2010 by NANCY E. GOMEZ.



Steve Churchill
(Notary Public for Oregon)

My commission expires 08-14-2010