

MT86536-KR

THIS SPACE

2010-000543

Klamath County, Oregon



01/16/2010 11:21:55 AM

Fee: \$42.00

After recording return to:

Gail P. Sines

PO Box 1512

Klamath Falls, OR 97601

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

Gail P. Sines

PO Box 1512

Klamath Falls, OR 97601

Escrow No. MT86536-KR

Title No. 0086536

SWD

STATUTORY WARRANTY DEED

Terry R. Etters and Deborah A. Etters, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Gail P. Sines**, 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:

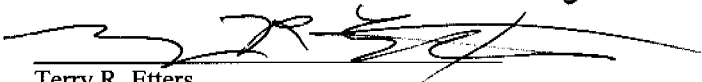
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE


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 **\$119,900.00**.

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.

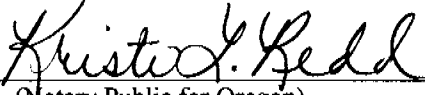
Dated this 12th day of January, 2010.

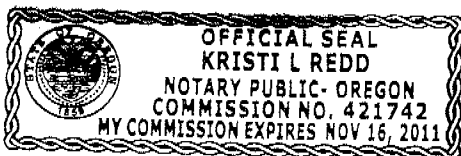

Terry R. Etters


Deborah A. Etters

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan. 12, 2010 by Terry R. Etters and Deborah A. Etters.


(Notary Public for Oregon)



My commission expires 11/16/2011

42 Amt

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 33 and the Easterly 11 feet of Lot 32, ROSELAWN SUBDIVISION of Block 70, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the vacated portion of Oregon Avenue lying Easterly of said Lot 33, and also the Southerly one-half of the vacated alley lying North of and adjacent to said Lot 33 and the said Easterly 11 feet of said Lot 32.