

MT86793-MS

THIS SPAC

2010-000868

Klamath County, Oregon



After recording return to:

Ryan A. Niehus

4424 LaHabra Way

Klamath Falls, OR 97603

01/22/2010 03:24:58 PM

Fee: \$37.00

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

Ryan A. Niehus

4424 LaHabra Way

Klamath Falls, OR 97603

Escrow No. MT86793-MS

Title No. 0086793

SWD

STATUTORY WARRANTY DEED

Timothy L. Clemens and Brenda M. Clemens, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Ryan A. Niehus and Emily J. Niehus, 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 9 in Block 20 of Tract 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

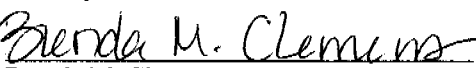
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$385,000.00**.

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.

Dated this 18 day of JANUARY, 2010

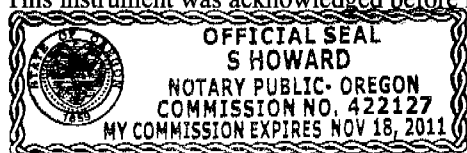

Timothy L. Clemens


Brenda M. Clemens

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Jan 18, 2010 by Timothy L. Clemens and Brenda M. Clemens.




(Notary Public for Oregon)

My commission expires 11-18-11

37ALIT