

NJC 80599-LW



THIS SPACE

2010-000952

Klamath County, Oregon



01/26/2010 03:35:14 PM

Fee: \$47.00

After recording return to:

IDA MELLENTINE

1430 LAKEVIEW AVE

KLAMATH FALLS, OR 97601

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

IDA MELLENTINE

1430 LAKEVIEW AVE

KLAMATH FALLS, OR 97601

Escrow No. MT86599-LW

Title No. 0086599

SWD-EM

STATUTORY WARRANTY DEED

E.

ALVERETTA M. MELLENTINE and WENDY L. DERRICK, WHO ACQUIRED TITLE AS WENDY L. MELLENTINE not as tenants in common, but with right of survivorship, Grantor(s) hereby convey and warrant to **IDA MELLENTINE and ALVERETTA M. MELLENTINE not as tenants in common, but with right of survivorship, 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 3, Block 15 of FAIRVIEW ADDITION NO. 2, according to the official plat thereof on file in the office of the County Clerk, 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 **\$0.00**.

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.

47amt

Dated this 19 day of January 2010.

Alveretta M. Mellentine
ALVERETTA M. MELLENTINE

E.

SIGNED IN COUNTERPART

WENDY L. DERRICK, WHO ACQUIRED TITLE AS WENDY L. MELLENTINE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 19, 2010 by ALVERETTA M. MELLENTINE

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011



→ Dated this 20th day of January, 2010.

ALVERETTA M. MELLINTINE

SIGNED IN COUNTERPART

⑦ Wendy L. Derrick

WENDY L. DERRICK, WHO ACQUIRED TITLE AS WENDY L. MELLENTINE

State of Oregon

County of Benton

This instrument was acknowledged before me on January 20th, 2010 by WENDY L. DERRICK, WHO ACQUIRED
TITLE AS WENDY L. MELLENTINE

Joan L. Ruthruff
(Notary Public for Oregon)

My commission expires 08/27/2010

