

NOT 80811-DS

THIS SPACE RI

2010-002035

Klamath County, Oregon



02/08/2010 03:29:53 PM

Fee: \$37.00

After recording return to:  
LOWELL CORNATZER

8152 Amberwood Court  
Jacksonville, FL 32244

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

LOWELL CORNATZER  
8152 Amberwood Court  
Jacksonville, FL 32244

Escrow No. MT86811-DS  
Title No. 0086811  
SWD

### STATUTORY WARRANTY DEED

**BETTY WILWERDING**, Grantor(s) hereby convey and warrant to **LOWELL CORNATZER**, 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:

A portion of Block 18 of OREGON PINES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

That portion of Lot 86 more particularly described as follows:

Beginning at the Northwest corner of Lot 10, said point being the true point of beginning; thence South 28°32'10" East 640 feet; thence South 61°27'50" West 260 feet, more or less to the Southeast corner of Lot 68; thence North 35°55'48" West 270.73 feet; thence North 43°04'09" West 469.03 feet; thence in a Northeasterly direction 415 feet, more or less to the true point of beginning.

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 **\$5,000.00**.

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.

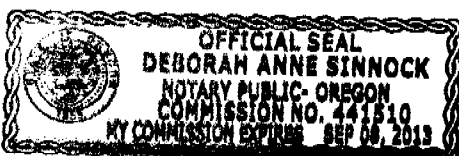
Dated this 31<sup>st</sup> day of Feb., 2010

Betty Wilwerding  
BETTY WILWERDING

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 2-3-, 2010 by BETTY WILWERDING.

Deborah Anne Sinnock  
(Notary Public for Oregon)



My commission expires 9-8-13

37Amnt