

2010-002214

Klamath County, Oregon



THIS SPACE



00079933201000022140020026

02/11/2010 02:56:58 PM

Fee: \$42.00

After recording return to:
Dwayne & Charlene Reichlin
100 Morrison Creek Rd
Smith River, CA 95567

Until a change is requested all tax statements
shall be sent to the following address:
Dwayne & Charlene Reichlin
100 Morrison Creek Rd
Smith River, CA 95567

File No.: 7021-1530624 (SFK)
Date: February 04, 2010

STATUTORY WARRANTY DEED

Victor T. Catalina and Dawn J. Catalina, as tenants by the entirety, Grantor, conveys and warrants to **Dwayne C. Reichlin and Charlene L. Reichlin, Trustees of the Dwayne C. Reichlin and Charlene L. Reichlin 2007 Trust**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 6 IN BLOCK 2 OF TRACT 1034, LAKEWOODS DEVELOPMENT SUBDIVISION UNIT NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$275,000.00**. (Here comply with requirements of ORS 93.030)

F42-

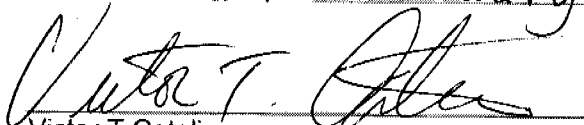
APN: R71371

Statutory Warranty Deed
- continued

File No.: 7021-1530624 (SFK)
Date: 02/04/2010

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 8th day of February, 2010.

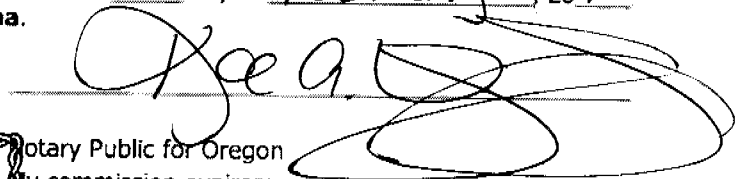

Victor T Catalina


Dawn J Catalina

STATE OF Oregon)
County of ~~Klamath~~ Curry) ss.

This instrument was acknowledged before me on this 8th day of February, 2010
by **Victor T Catalina and Dawn J Catalina.**




Notary Public for Oregon
My commission expires:

4-29-2013