

NOTE 87033-LW



THIS SPACE

2010-002311
Klamath County, Oregon



00080051201000023110020024

02/16/2010 02:07:57 PM

Fee: \$42.00

After recording return to:

JAMES M. MINIX

10168 Kestrel Rd
Klamath Falls, OR 97601

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

JAMES M. MINIX

10168 Kestrel Rd
Klamath Falls, OR 97601

Escrow No. MT87033-LW

Title No. 0087033

SWD-EM r:012910

STATUTORY WARRANTY DEED

JERRY J. SETTELMEYER and JANICE T. SETTELMEYER, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JAMES M. MINIX and MARY J. MINIX**, 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 568 of RUNNING Y RESORT, PHASE 5, 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**.

42 amt

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 10 day of Feb, 2010

JERRY J. SETTELMAYER
JERRY J. SETTELMAYER

JANICE T. SETTELMAYER
JANICE T. SETTELMAYER

State of Idaho)

County of Ada)
SS

On this 10th day of February, 2010 before me Danna Carranza, a notary public in and for said State, personally appeared JERRY J. SETTELMAYER and JANICE T. SETTELMAYER known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Danna Carranza
Notary Public
Residing at: 618 E Boise Ave
Commission Expires: May 6, 2014

DANNA CARRANZA
NOTARY PUBLIC
STATE OF IDAHO