

NTC 87102

THIS SP.

2010-002666

Klamath County, Oregon



02/25/2010 03:23:12 PM

Fee: \$42.00

After recording return to:

Roland Theiss, et al

P.O. Box 824

Myrtle Creek, OR 97457

*c/o AmeriTitle  
Roseburg*

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

Roland Theiss, et al

P.O. Box 824

Myrtle Creek, OR 97457

Escrow No. RB0704151

Title No. 0087102

SWD r.012910

### STATUTORY WARRANTY DEED

**William G. Eldridge and Tracy E. Eldridge, as tenants by the entirety, Grantor(s) hereby convey and warrant to Roland Theiss and Margaret Theiss, as tenants by the entirety, as to an undivided 50% interest, and C.W. Lebengood, as to an undivided 50% interest, Grantee(s) the following described real property in the County of Klamath County and State of Oregon free of encumbrances except as specifically set forth herein:**

**Parcel 1:**

**Lot 9 in Block 103 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Parcel 2:**

**Lot 10 in Block 103 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, 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:

**SUBJECT TO: that certain DEED OF TRUST given as security for a debt and recorded as Volume M05, Page 64422, Microfilm Records of Klamath County, Oregon, wherein William G. Eldridge and Tracy E. Eldridge are the Grantors and Charles B. Becherer and Mary A. Becherer are the Beneficiaries, WHICH INDEBTEDNESS SECURED BY SAID TRUST DEED GRANTEE HEREIN BY ACCEPTANCE OF THIS DEED ASSUMES AND COVENANTS WITH THE GRANTOR HEREIN TO FULLY PAY.**

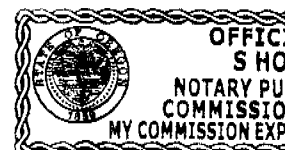
The true and actual consideration for this conveyance is **\$37,371.11**.

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 25 day of FEB, 2010.

*William G. Eldridge*  
William G. Eldridge

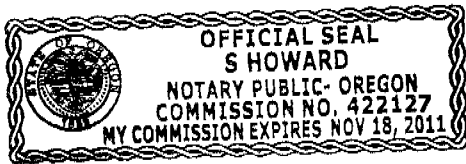
*Tracy E. Eldridge*  
Tracy E. Eldridge



*429mt*

State of Oregon  
County of Klamath

This instrument was acknowledged before me on Feb 25 2010 by William G. Eldridge and Tracy E. Eldridge.



S Howard  
(Notary Public for Oregon)

My commission expires 11-18-11

