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03/03/2010 11:28:14 AM

Fee: \$37.00

After Recording Return to:
EDDIE L. RICHEY JR.
14101 West Union
Brooklyn, WI, 53521
Until a change is requested all tax statements
Shall be sent to the following address:
EDDIE L. RICHEY JR.
14101 West Union
Brooklyn, WI, 53521
ATE 67559

WARRANTY DEED
(INDIVIDUAL)

BERT LAWVOR, herein called grantor, convey(s) to **EDDIE L. RICHEY JR.**, herein called grantee, all that real property situated in the County of **KLAMATH COUNTY**, State of Oregon, described as:

The North half of Government Lot 4, Section 31, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

CODE: 008 MAP: 3612-03100 TL: 00700 KEY: 353726

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$62,000.00**.
(here comply with the requirements of ORS 93.930)

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 February 16, 2010.


BERT LAWVOR


STATE OF OREGON, County of **Klamath**) ss.

On March 3rd, 2010 personally appeared the above named **BERT LAWVOR** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67559PS

Before me: 
Notary Public for Oregon
My commission expires: 12/13/2013

Official Seal

