

WTC 87108-MS

THIS SPAC

2010-002970

Klamath County, Oregon



00080862201000029700010019

After recording return to:

Karen E. Kunz

1549 Homedale Road

Klamath Falls, OR

03/05/2010 11:44:41 AM

Fee: \$37.00

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

Karen E. Kunz

7018 Verda Vista Place

Klamath Falls, OR

Escrow No. MT87108-MS

Title No. 0087108

SWD r.012910

STATUTORY WARRANTY DEED

Susan M. Laubengayer, as Trustee of the Susan M. Laubengayer Trust, Grantor(s) hereby convey and warrant to Karen E. Kunz and Cynthia A. Kunz, with the rights of survivorship, 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 27 and the Westerly 2 feet of Lot 28 in Block 1, SUNSET EAST, TRACT 1116, according to the official plat thereof on file in the office of the County Clerk, 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 \$220,000.00.

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, 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 4th day of March, 2010

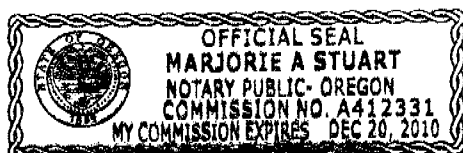
Trustee of the Susan M. Laubengayer Trust

BY: Susan M. Laubengayer, Trustee
Susan M. Laubengayer, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 3/4, 2010 by Susan M. Laubengayer, as Trustee of the Susan M. Laubengayer Trust.



(Notary Public for Oregon)

My commission expires 12/20/10

37amt