

WT86471-KR



THIS SP/ 2010-003022
Klamath County, Oregon



03/08/2010 11:41:49 AM Fee: \$37.00

After recording return to:
Eric D. Waters
3950 Bristol Ave.
Klamath Falls, OR 97603

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

Eric D. Waters
3950 Bristol Ave.
Klamath Falls, OR 97603

Escrow No. MT86471-KR
Title No. 0086471
SWD

STATUTORY WARRANTY DEED

Charles C. Kappas and Shirley Fay Kappas, as tenants by the entirety, Grantor(s) hereby convey and warrant to Eric D. Waters, 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:

The West 1/2 of Lots 13 and 14 in Block 33, WEST KLAMATH, 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 \$38,000.00.

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. 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.

Dated this 17th day of December 2009.

Charles C. Kappas
Charles C. Kappas

Shirley Fay Kappas
Shirley Fay Kappas

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 17, 2009 by Charles C. Kappas and Shirley Fay Kappas.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2011

37amt