

NOTE 87046-KR



THIS SPACE

2010-003055

Klamath County, Oregon



00080959201000030550010012

03/08/2010 03:27:09 PM

Fee: \$37.00

After recording return to:

Boyd Rogers

1540 Ridgecrest Drive

Klamath Falls, OR 97601

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

Boyd Rogers

1540 Ridgecrest Drive

Klamath Falls, OR 97601

Escrow No. MT87046-KR

Title No. 0087046

SWD r.012910

### STATUTORY WARRANTY DEED

**Thomas J. Shaw and Barbara Kay Shaw, as tenants by the entirety, Grantor(s) hereby convey and warrant to Boyd Rogers and Carissa Rogers, 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 21 in Block 2, TOGETHER WITH the most Westerly 10.00 feet of Lots 26 and 27 in Block 2, TRACT NO. 1145, NOB HILL REPLAT, a subdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION and ELDORADO HEIGHTS, 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 **\$375,000.00**.

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 8th day of March, 2010.

Thomas J. Shaw  
Thomas J. Shaw

Barbara Kay Shaw  
Barbara Kay Shaw

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 8, 2010 by Thomas J. Shaw and Barbara Kay Shaw.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011

37AMT