

2010-003433

Klamath County, Oregon



THIS SPAC



03/17/2010 03:14:13 PM

Fee: \$42.00

After recording return to:
Troy W Roberts and Kjaersti E
Roberts
5100 Sumac Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Troy W Roberts and Kjaersti E Roberts
5100 Sumac Avenue
Klamath Falls, OR 97603

File No.: 7021-1530169 (SFK)
Date: February 12, 2010

1st 1530169

STATUTORY SPECIAL WARRANTY DEED

Roberta A. Shomon Successor Trustee of the Robert and Pauline Latzy Living Trust Agreement, Grantor, conveys and specially warrants to **Troy W. Roberts and Kjaersti E. Roberts, husband and wife**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 13 IN BLOCK 7, TRACT NO. 1035, GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$143,800.00**. (Here comply with requirements of ORS 93.030)

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, OF CHAPTER 424, 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 11 day of March, 2010.

Roberta A. Shomon Successor Trustee of the
Robert and Pauline Latzy Living Trust
Agreement

Roberta A. Shomon Successor Trustee
Roberta A. Shomon, Successor Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 11 day of March, 2010
by Roberta A. Shomon as Successor Trustee of Roberta A. Shomon Successor Trustee of the Robert and
Pauline Latzy Living Trust Agreement, on behalf of the .



Notary Public for Oregon
My commission expires: 10/16/2010