

WTC 87199-SH

THIS SPACE

2010-003825

Klamath County, Oregon



00081890201000038250010018

03/29/2010 03:40:07 PM

Fee: \$37.00

After recording return to:

AIMEE WALLACK

316 MEADOW VIEW DRIVE

PHOENIX, OR 97535

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

AIMEE WALLACK

316 MEADOW VIEW DRIVE

PHOENIX, OR 97535

Escrow No. MT87199-SH

Title No. 0087199

SWD r012910

STATUTORY WARRANTY DEED

JOHN WARNER and KATIE WARNER, as tenants by the entirety, Grantor(s) hereby convey and warrant to **AIMEE WALLACK**, 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 80 feet of Lot 12, CLOVERDALE, 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 **\$130,750.00**.

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 22 day of March, 2010.

Katie Warner
KATIE WARNER

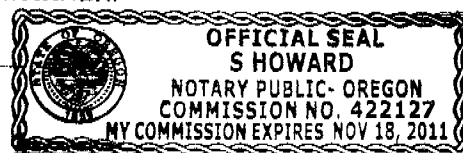
John Warner
JOHN WARNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 22, 2010 by KATIE WARNER.

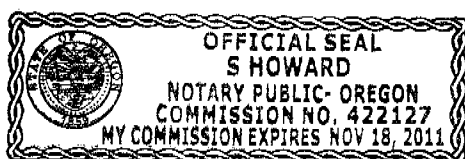
S Howard
(Notary Public for Oregon)

My commission expires 11-18-11



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 22, 2010 by JOHN WARNER.



S Howard
(Notary Public for Oregon)

My commission expires 11-18-11

37421