

2010-003902

Klamath County, Oregon



00081977201000039020020028

03/30/2010 03:18:35 PM

Fee: \$42.00



After recording return to:

Diane F. Di Tomasso

25228 Drews Road *PO Box 78*
Sprague River, OR 97639

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

Diane F. Di Tomasso

25228 Drews Road

Sprague River, OR 97639

Same as above

File No.: 7021-1526941 (ALF)

Date: January 27, 2010

THIS SPACE F

STATUTORY WARRANTY DEED

1st 1526941

Dennis L. Ellingson and Kathleen Ellingson, as tenants by the entirety, Grantor, conveys and warrants to **Diane F. Di Tomasso**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

LOT 4 IN BLOCK 28 OF FOURTH ADDITION TO NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

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.

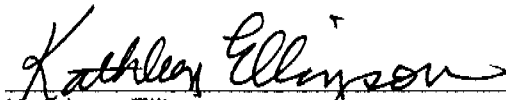
The true consideration for this conveyance is **\$142,500.00**. (Here comply with requirements of ORS 93.030)

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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 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, OF CHAPTER 424, OREGON LAWS 2007.

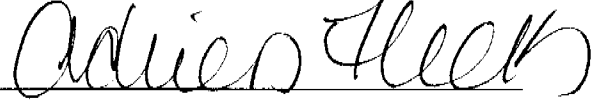
Dated this 29 day of March, 2010.


Dennis L. Ellingson


Kathleen Ellingson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of March, 2010
by **Dennis L. Ellingson and Kathleen Ellingson.**



Notary Public for Oregon
My commission expires:

12-3-10

