

UTC 87309-KR

THIS SPAC

2010-004129

Klamath County, Oregon



After recording return to:

Regina M. Dohman

3370 Lake Forest Road

Chiloquin, OR 97624

04/06/2010 11:28:00 AM

Fee: \$37.00

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

Regina M. Dohman

3370 Lake Forest Road

Chiloquin, OR 97624

Escrow No. MT87309-MS

Title No. 0087309

SWD r.012910

STATUTORY WARRANTY DEED

Thomas E. Ernst and Shirley J. Ernst, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Regina M. Dohman**, 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 30 in Block 30, TRACT 1184, OREGON SHORES UNIT 2, FIRST ADDITION, 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: Line of Credit Deed of Trust dated June 14, 1999 and recorded on June 18, 1999 in Volume M99, page 24086, Microfilm Records of Klamath County, Oregon in favor of Green Tree Financial Servicing Corporation, as Beneficiary. The above named Grantee **DOES NOT** agree to assume or pay and the Grantors agree to hold Grantee harmless therefrom.

The true and actual consideration for this conveyance is **\$85,000.00**.

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 30th day of March, 2010.

Thomas E. Ernst

Shirley J. Ernst

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 30, 2010 by Thomas E. Ernst and Shirley J. Ernst.

(Notary Public for Oregon)

My commission expires 11/16/2011



37amt