

2010-004319

Klamath County, Oregon



00082464201000043190030039

04/08/2010 03:31:15 PM

Fee: \$47.00

RECORDING REQUESTED BY:

GRANTOR'S NAME:

David Hammonds and Karen Hammonds

GRANTEE'S NAME:

Timothy P. Foley and Lynne A. Lewis

SEND TAX STATEMENTS TO:

Timothy P. Foley and Lynne A. Lewis
7717 Skycrest
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Timothy P. Foley and Lynne A. Lewis
7717 Skycrest
Klamath Falls, OR 97601

Escrow No: 470309004162-TTJA02

R71335

R71335

7717 Skycrest Drive

Klamath Falls, OR 97601

ATE 67427

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

David Hammonds and Karen Hammonds Husband and Wife, Grantor, conveys and warrants to Timothy P. Foley and Lynne A. Lewis as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Exhibit "A"

Subject to and excepting:

Easements, conditions, covenants and restrictions, if an

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$310,000.00. (See ORS 93.030)

DATED: April 6, 2010

David Hammonds

Karen Hammonds

Acknowledgement for the Statutory Warranty Deed dated April 6, 2010 from David Hammonds and Karen Hammonds, Grantors to Timothy P. Foley and Lynne A. Lewis, Grantees

State of OREGON

COUNTY of

Jackson

This instrument was acknowledged before me on

April 6, 2010

by David Hammonds and Karen Hammonds
Cordelia A. Craner

Cordelia A. Craner, Notary Public - State of Oregon

My commission expires: 6-7-13

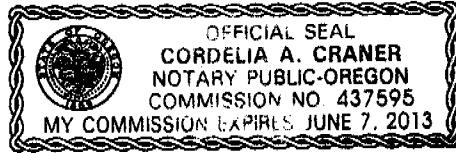


Exhibit A

Lot 2, Block 2, Tract No. 1034, LAKEWOODS SUBDIVISION UNIT NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 022 MAP: 3805-005B0 TL: 04000 KEY: 71335