

MT87377-DS

THIS SP/

2010-004403
Klamath County, Oregon



After recording return to:
JOSHUA JAMES WESLEY
1544 Etna St.
Klamath Falls, OR 97603

04/12/2010 11:18:55 AM Fee: \$37.00

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

JOSHUA JAMES WESLEY
1544 Etna St.
Klamath Falls, OR 97603

Escrow No. MT87377-DS
Title No. 0087377
SWD r.012910

STATUTORY WARRANTY DEED

JAMES W. WESLEY, Grantor(s) hereby convey and warrant to JOSHUA JAMES WESLEY and CHELSEA ANN WESLEY, as tenants by the entirety, 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:

Tract 11 of GARDEN TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO the Southerly 2 feet of the Easterly 100 feet of Tract 10 of GARDEN TRACTS, a subdivision of Klamath County, Oregon, located in the SW1/4 SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, 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 \$93,600.00.

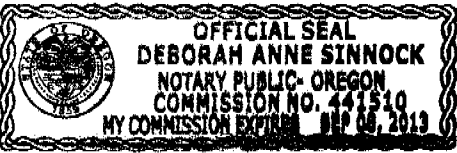
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 8th day of April, 2010
James W. Wesley
JAMES W. WESLEY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4-8-2010 by JAMES W. WESLEY.

Deborah Anne Sinnock
(Notary Public for Oregon)



My commission expires 9-8-13

3744