

MT 86502-DS

2010-004533

Klamath County, Oregon

THIS SPAC



04/14/2010 02:09:33 PM

Fee: \$37.00

After recording return to:

MARCUS L. YATES

3211 Maryland Ave.

Klamath Falls, OR 97603

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

MARCUS L. YATES

3211 Maryland Ave.

Klamath Falls, OR 97603

Escrow No. MT86502-DS

Title No. 0086502

SWD r.012910

STATUTORY WARRANTY DEED

COLLEEN SMART, Grantor(s) hereby convey and warrant to **MARCUS L. YATES and TERESA J. YATES**, 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:

Lot 19 in Block 4 of **FIRST ADDITION TO ALTAMONT ACRES**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. **EXCEPTING THEREFROM** that portion conveyed for road purposes in Volume M69, page 6497, Microfilm Records 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:

The true and actual consideration for this conveyance is **\$131,580.00**.

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.

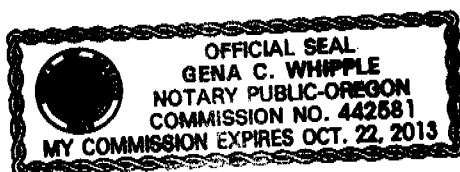
Dated this 12 day of April, 2010

X Colleen Smart
COLLEEN SMART

State of Oregon

County of Wallowa

This instrument was acknowledged before me on April 12, 2010 by COLLEEN SMART.



Gena Whipple
(Notary Public for Oregon)

My commission expires 10-22-2013

37Amt