

2010-004614

Klamath County, Oregon



00082796201000046140030032

04/16/2010 10:43:29 AM

Fee: \$47.00



THIS SPAC

After recording return to:  
Dennis E. Andrews  
11169 River  
Keno, OR 97627

Until a change is requested all tax statements  
shall be sent to the following address:  
Dennis E. Andrews  
11169 River  
Keno, OR 97627

File No.: 7021-1559399 (ALF)  
Date: April 08, 2010

1<sup>st</sup> - 1559399

## STATUTORY WARRANTY DEED

**Cynthia K. Wells**, Grantor, conveys and warrants to **Dennis E. Andrews**, 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:

**LOTS 29, 30 AND 31, BLOCK 1, DOTEN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. LESS THAT PORTION DEEDED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, RECORDED AUGUST 12, 1985 IN BOOK M85 AT PAGE 12635.**

**AND LOT 32, BLOCK 1, DOTEN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. LESS THAT PART OF LOT 32, DOTEN, SECTION 31, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:**

**BEGINNING 98 FEET SOUTHEAST ALONG RIVER STREET FROM THE WESTERLY CORNER OF LOT 32 IN DOTEN; THENCE NORTHEAST AND PARALLEL TO THE NORTHWESTERLY LINE OF LOT 32 TO THE KLAMATH RIVER; THENCE SOUTHEAST ALONG THE RIVER TO THE MOST EASTERLY CORNER OF LOT 32; THENCE NORTHWEST ALONG RIVER STREET TO THE POINT OF BEGINNING.**

**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.

APN: **R501273**

Statutory Warranty Deed  
- continued

File No.: **7021-1559399 (ALF)**  
Date: **04/08/2010**

The true consideration for this conveyance is **\$240,000.00**. (Here comply with requirements of ORS 93.030)

APN: R501273

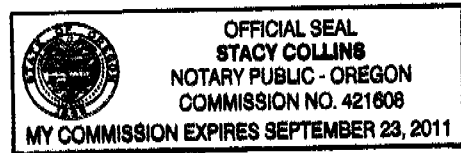
Statutory Warranty Deed  
- continued

File No.: 7021-1559399 (ALF)  
Date: 04/08/2010

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 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 14 day of April, 2010.

Cynthia K Wells  
Cynthia K Wells



STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 14 day of April, 2010  
by **Cynthia K Wells**.

[Signature]  
Notary Public for Oregon  
My commission expires: 9-23-11