

2010-004626

Klamath County, Oregon



00082812201000046260020029

04/16/2010 02:36:47 PM

Fee: \$42.00



After recording return to:  
Allen R. Lyles and Angeleic T.M. Lyles  
8308 Rockinghorse Lane  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Allen R. Lyles and Angeleic T.M. Lyles  
8308 Rockinghorse Lane  
Klamath Falls, OR 97603

File No.: 7021-1536376 (SFK)  
Date: March 25, 2010

THIS SPACE

1<sup>st</sup> - 1536376

## STATUTORY WARRANTY DEED

**Raymond Elliott Dube**, Grantor, conveys and warrants to **Allen R. Lyles and Angeleic T.M. Lyles as tenants by the entirety**, 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:

**Lot 39 in Block 2 Rolling Hills Subdivision, Tract No. 1099, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**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.

The true consideration for this conveyance is **\$284,500.00**. (Here comply with requirements of ORS 93.030)

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 13 day of April, 2010

Raymond Elliott Dube  
Raymond Elliott Dube

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 13 day of April, 2010  
by **Raymond Elliott Dube**.

Sarah Kness



Notary Public for Oregon

My commission expires: 10/16/2010