

117287307

2010-004755

Klamath County, Oregon



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04/20/2010 03:17:55 PM

Fee: \$37.00

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

3007 North Delta Highway #200
Eugene, OR 97408

GRANTOR'S NAME:

Craig L. Christensen and Janet L. Christensen

GRANTEE'S NAME:

Charles F. Atwater

SEND TAX STATEMENTS TO:

Charles F. Atwater
2050 McLean Avenue
Eugene, OR 97405

Escrow No: 4610014599-FTEUG03

124038 Paunina

Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Craig L. Christensen and Janet L. Christensen, Grantor, conveys and warrants to

Charles F. Atwater

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 1 in Block 3 of Tract 1069, according to the official plat hereof on file in the office of the County Clerk, Klamath County, Oregon

ENCUMBRANCES: Rights of the public, easements, reservations, covenants, conditions and restrictions of record, if any

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 consideration for this conveyance is \$176,000.00.

Dated April 15, 2010

Craig L. Christensen

Janet L. Christensen

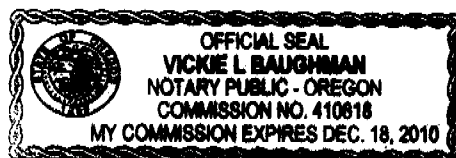
State of OREGON
COUNTY of Lane

This instrument was acknowledged before me on
by Craig L. Christensen and Janet L. Christensen

April 16, 2010

Notary Public - State of Oregon

My commission expires: 12-18-10



37AMT