

N.T.C. 87404

2010-004878

Klamath County, Oregon

After recording return to:
David Hyatt Candace Hyatt 38264 Conser Road NE Albany, OR 97321
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



04/23/2010 12:02:21 PM

Fee: \$37.00

Order Number: 34264

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

David A. Parry and Trina L. Parry , as tenants by the entirety Grantors convey and warrant to

David Hyatt and Candace Hyatt , as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lots 4 and 5, Block 1, TRACT NO.1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): 699104 & 699113

Map/Tax Lot No(s): 2309-002A0-00500 & 00600

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$160,000.00**. (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, 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 DETERMIN ANY LIMITS ON LAWSUITES 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.

Executed this 20 day of April, 2010

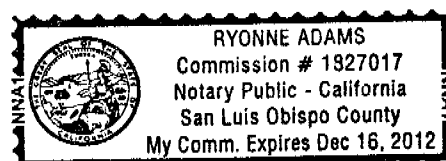
David A. Parry

Trina L. Parry

State of ~~Oregon~~ ^{California}, County of ~~Deschutes~~ ^{San Luis Obispo}) ss.

This instrument was acknowledged before me on this 20 day of April, 2010 by **David A. Parry and Trina L. Parry**

Notary Public for ~~Oregon~~ ^{California}
My commission expires: Dec 16 2012



37 Amt