

MT87353SH

THIS SPAC

2010-005019
Klamath County, Oregon



04/28/2010 01:13:40 PM

Fee: \$42.00

After recording return to:

JUSTIN M. LLANES

3003 RAYMOND STREET

KLAMATH FALLS, OR 97603

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

JUSTIN M. LLANES

3003 RAYMOND STREET

KLAMATH FALLS, OR 97603

Escrow No. MT87353-SH

Title No. 0087353

SWD r.012910

STATUTORY WARRANTY DEED

WILLIAM RAYMOND COTTER, JAMES MERL LIDAY and PATRICIA GLADYS DIXON and DELPHA MAE KERNS, Grantor(s) hereby convey and warrant to **JUSTIN M. LLANES**, 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 2 in Block 1 of FIRST ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk 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 **\$154,900.00**.

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.

429411

Dated this 28th day of April, 2010.

William Raymond Cotter
WILLIAM RAYMOND COTTER

James Merl Liday
JAMES MERL LIDAY

BY: William Raymond Cotter, as his atty. in fact
WILLIAM RAYMOND COTTER, AS HIS ATTORNEY IN FACT

Patricia Gladys Dixon
PATRICIA GLADYS DIXON

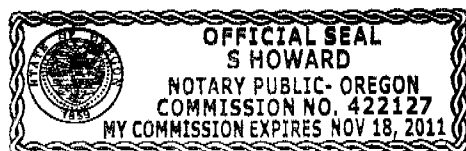
BY: William Raymond Cotter, as her atty. in fact
WILLIAM RAYMOND COTTER, AS HER ATTORNEY IN FACT

Delpha Mae Kerns
DELPHA MAE KERNS

BY: William Raymond Cotter, as her atty. in fact
WILLIAM RAYMOND COTTER, AS HER ATTORNEY IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 28, 2010 by WILLIAM RAYMOND COTTER, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR JAMES MERL LIDAY, PATRICIA GLADYS DIXON and DELPHA MAE KERNS.



S Howard
(Notary Public for Oregon)
My commission expires 11-18-11