

MT 87351-DS

THIS SPA

2010-005201

Klamath County, Oregon



00083471201000052010020020

05/03/2010 03:30:25 PM

Fee: \$42.00

After recording return to:

JIMMY FALLON

P. O. Box 176

Keno, OR 97627

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

JIMMY FALLON

P. O. Box 176

Keno, OR 97627

Escrow No. MT87351-DS

Title No. 0087351

SWD r.012910

STATUTORY WARRANTY DEED

LINNEA MOSS, Grantor(s) hereby convey and warrant to **JIMMY FALLON and JUANITA FALLON, as tenants by the entirety**, 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:

All of Government Lot 6 except portion conveyed to William L. Cochran and Fred L. Cochran by deed recorded August 15, 1935 in Volume 100, page 629, Deed Records of Klamath County, Oregon, in Section 7, all in Township 40 South, Range 8 East of the Willamette Meridian, 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 **\$179,900.00**.

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.

42amt

Dated this 29th day of April 2010.

Linnea Moss
LINNEA MOSS

State of Oregon
County of Klamath

This instrument was acknowledged before me on 4-29-10,
By LINNEA MOSS

Deborah Ann Sincock
(Notary Public for Oregon)
My commission expires 9-8-13

