

2010-005296

Klamath County, Oregon



After recording return to:
Ken Spicher
1868 Ivory
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Ken Spicher
Same As Above

File No.: 7021-1566835 (ALF)
Date: April 28, 2010

THIS



00083579201000052960020021

05/05/2010 12:51:03 PM

Fee: \$42.00

1st 1566835

STATUTORY WARRANTY DEED

Shelly Petrie, Grantor, conveys and warrants to **Ken Spicher**, 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 44 OF PLEASANT HOME TRACTS, 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 **\$74,000.00**. (Here comply with requirements of ORS 93.030)

F

APN: R514580

Statutory Warranty Deed
- continued

File No.: 7021-1566835 (ALF)
Date: 04/28/2010

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 3 day of May, 20 10

Shelly Petrie
Shelly Petrie

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 3 day of May, 20 10
by **Shelly Petrie**.

Adrien Fleeck

Notary Public for Oregon

My commission expires: 12-3-10

