

NTC 87389 - SH

THIS SPA

2010-005305

Klamath County, Oregon



00083588201000053050010012

05/05/2010 01:32:40 PM

Fee: \$37.00

After recording return to:

CAROL A. KRUEGER

1934 CARLSON DRIVE

KLAMATH FALLS, OR 97603

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

CAROL A. KRUEGER

1934 CARLSON DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT87389-SH

Title No. 0087389

SWD r.012910

STATUTORY WARRANTY DEED

MAJOR JAMES TONEY AS TO AN UNDIVIDED 50% INTEREST and WILLIAM CLIFTON TONEY AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON, Grantor(s) hereby convey and warrant to **CAROL A. KRUEGER and DENNIS M. KRUEGER, 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:

Lot 5, Block 1, MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk, 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 **\$155,000.00**.

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.

Dated this 30th day of April, 2010

Major James Toney
MAJOR JAMES TONEY

William Clifton Toney
WILLIAM CLIFTON TONEY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4/30, 2010 by MAJOR JAMES TONEY and WILLIAM CLIFTON TONEY.



MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/10

37Amt