

NJC 87550-SH

THIS SPA(

2010-006367

Klamath County, Oregon



After recording return to:
JEFFREY JOE GORDON

13050 LAVA LANE
KLAMATH FALLS, OR 97603



05/26/2010 11:16:03 AM

Fee: \$37.00

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

JEFFREY JOE GORDON
13050 LAVA LANE
KLAMATH FALLS, OR 97603

Escrow No. MT87550-SH
Title No. 0087550
SWD r.012910

STATUTORY WARRANTY DEED

PHILLIP G. KANGRIS and SANDRA L. KANGRIS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JEFFREY JOE GORDON and ANGELA GORDON**, 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 1, Block 2, KLAMATH RIVER SPORTSMAN'S ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath Falls, 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 **\$150,000.00**.

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.

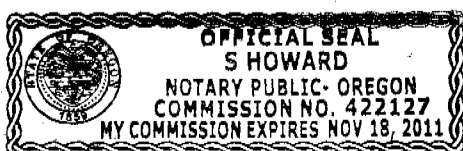
Dated this 17 day of MAY, 2010.

PHILLIP G. KANGRIS

SANDRA L. KANGRIS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 17, 2010 by PHILLIP G. KANGRIS and SANDRA L. KANGRIS.



(Notary Public for Oregon)

My commission expires 11-18-11

37Am