



THIS SPA

2010-006384

Klamath County, Oregon



05/26/2010 03:29:11 PM

Fee: \$42.00

After recording return to:

JOSEPH HORN

1377 Morningside Lane

Klamath Falls, OR 97603

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

JOSEPH HORN

1377 Morningside Lane

Klamath Falls, OR 97603

Escrow No. MT87441-DS

Title No. 0087441

SWD r.012910

### STATUTORY WARRANTY DEED

**LORI HANNIGAN**, Grantor(s) hereby convey and warrant to **JOSEPH HORN and SHARON HORN, 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:

That portion of the S1/2 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the center line of Morningside Lane, a 40 foot roadway, from which the Northwesterly corner of the SW1/4 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 88°50' 1/2' West along the center line of said Morningside Lane, 1115.0 feet, and North 0°10' East along the Westerly boundary of said Section 21, 858.0 feet; and running thence North 0°10' East 261.7 feet; thence South 89°40' East 320.0 feet; thence South 0°10' West 253.4 feet, more or less, to a point in the said center line of Morningside Lane; thence South 88°50' 1/2' West 320.00 feet, more or less, to the point of beginning.

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 **\$190,000.00**.

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.

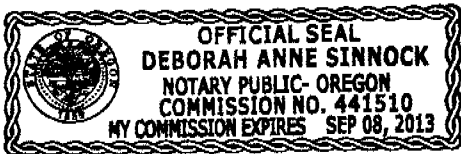
42DMJ

Dated this 24 day of May 2010.

Lori Hannigan  
LORI HANNIGAN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 5-24, 2010 by LORI HANNIGAN.



Deborah Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-13