

2010-006860

Klamath County, Oregon



00085356201000068600020027

06/04/2010 03:07:58 PM

Fee: \$42.00



THIS SPACE

After recording return to:
Mark S Gallagher and Theresa J
Gallagher
5429 Basin View Drive
Klamath Falls, OR 97603

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

Mark S Gallagher and Theresa J
Gallagher
5429 Basin View Drive
Klamath Falls, OR 97603

File No.: 7021-1569057 (SFK)

Date: May 03, 2010

1st 1569057

STATUTORY WARRANTY DEED

Kent N. Russell and Colleen E. Russell, husband and wife, Grantor, conveys and warrants to **Mark S Gallagher and Theresa J Gallagher, husband and wife as tenants by the entirety**, 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 2 IN BLOCK 8 OF TRACT 1152, NORTH HILLS, 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 **\$199,900.00**. (Here comply with requirements of ORS 93.030)

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 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 2 day of JUNE, 2010.

Kent N. Russell

Kent N. Russell

Colleen E. Russell

Colleen E. Russell

STATE OF WASHINGTON)
County of YAKIMA) ss.

This instrument was acknowledged before me on this 2nd day of June, 2010
by **Kent N. Russell and Colleen E. Russell.**

[Signature]
Notary Public for Sunnyside, WA
My commission expires: 04/16/11

STATE OF WASHINGTON
ENERO MACIAS
NOTARY PUBLIC
COMMISSION EXPIRES
APRIL 16, 2011