

UTC 87761

THIS SPAC

2010-007584
Klamath County, Oregon



06/22/2010 11:23:31 AM

Fee: \$37.00

After recording return to:

James M. Root

PO Box 430

Medford, OR 97501

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

James M. Root

PO Box 430

Medford, OR 97501

Escrow No. AP0793236

Title No. 0087761

SWD r.012910

STATUTORY WARRANTY DEED

E.

Jeffrey S. Saxon and Laurie R. Saxon, Grantor(s) hereby convey and warrant to **James M. Root and Valerie K. Root**, 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:

Parcel 1 of Land Partition 63-94 situated in the E1/2 of Section 24 and the N1/2 NE1/4 of Section 25, Township 34 South, Range 7 1/2 East of the Willamette Meridian, and the SW1/4 of Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as filed in the Klamath County Engineers Office.

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:

A Trust Deed in the amount of \$330,000.00 dated August 20, 2009 and recorded August 31, 2009 as volume 2009 page 011634 in favor of Doris S. Root, which the buyer hereby assumes and agrees to pay

The true and actual consideration for this conveyance is **\$330,000.00**.

*Husband and Wife

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 15 day of June, 2010.


Jeffrey S. Saxon

E.


Laurie R. Saxon

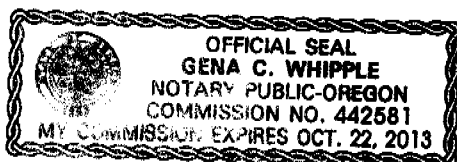
State of Oregon

County of Klamath

This instrument was acknowledged before me on June 15, 2010 by Jeffrey S. Saxon and Laurie R. Saxon.


(Notary Public for Oregon)

My commission expires 10-22-2013



37Awt