

MT87686-SH

THIS SPAC

2010-007711
Klamath County, Oregon



00086387201000077110010015

06/25/2010 11:30:28 AM

Fee: \$37.00

After recording return to:

ASHLEY WENDT
2120 FAIRMOUNT ST.
KLAMATH FALLS, OR 97601

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

ASHLEY WENDT
2120 FAIRMOUNT ST.
KLAMATH FALLS, OR 97601

Escrow No. MT87686-SH
Title No. 0087686
SWD r.012910

STATUTORY WARRANTY DEED

SCOTT M. ROGERS and ALLISON ROGERS, as tenants by the entirety, Grantor(s) hereby convey and warrant to ASHLEY WENDT, 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:

The Northeasterly 100 feet of Lot 1, Block 35, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of 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 \$193,000.00.

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.

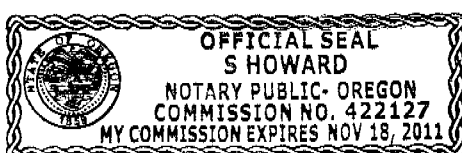
Dated this 25 day of June, 2010

SCOTT M. ROGERS

ALLISON ROGERS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 25, 2010 by SCOTT M. ROGERS and ALLISON ROGERS.



(Notary Public for Oregon)
My commission expires 11-18-11

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