

MT87679-MS

2010-007739
Klamath County, Oregon

THIS SF



00086423201000077390010012

06/25/2010 03:09:00 PM

Fee: \$37.00



After recording return to:

Francois Dupuis

230 W. Oregon Avenue

Klamath Falls, OR 97601

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

Francois Dupuis

230 W. Oregon Avenue

Klamath Falls, OR 97601

Escrow No. MT87679-MS

Title No. 0087679

SWD r.012910

STATUTORY WARRANTY DEED

Andrew Carl Spidal and Cheryl Ann Spidal, as tenants by the entirety, Grantor(s) hereby convey and warrant to Francois Dupuis, 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 4 in Block 48, of BUENA VISTA 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, TOGETHER with that property vacated West Oregon Avenue which inured thereto.

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 \$178,000.00.

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 23rd day of June 2010

Andrew Carl Spidal

Cheryl Ann Spidal

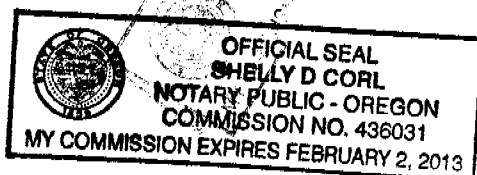
State of Oregon

County of W

This instrument was acknowledged before me on 6/23/2010 by Andrew Carl Spidal and Cheryl Ann Spidal.

(Notary Public for Oregon)

My commission expires 2-2-13



3744T