

WTC 87801-SH

2010-007929

THIS SPACE

Klamath County, Oregon



06/30/2010 10:07:48 AM

Fee: \$42.00

After recording return to:  
**ROBERT STONE**  
2326 JAMES MARTIN COURT  
KLAMATH FALLS, OR

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

**ROBERT STONE**  
2326 JAMES MARTIN COURT  
KLAMATH FALLS, OR

Escrow No. MT87801-SH  
Title No. 0087801  
SWD r.012910

### STATUTORY WARRANTY DEED

**DENNIS E. ROBERTS**, Grantor(s) hereby convey and warrant to **ROBERT <sup>G.</sup> STONE** and **CYNTHIA L. STONE**, 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 12 of TRACT 1237, OLD FORT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

\*as Tenants By the Entirety

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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$177,000.00.

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 28 day of JUNE, 2010.

DENNIS E. ROBERTS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 28<sup>th</sup> June, 2010 by DENNIS E. ROBERTS.

\_\_\_\_\_  
(Notary Public for Oregon)  
My commission expires \_\_\_\_\_

SEE Attachment

42Am  
1 of 2

## ACKNOWLEDGMENT

State of California

County of RIVERSIDE )

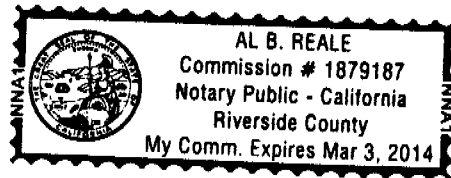
On JUNE 28, 2010 before me, AL B. REALE, Notary Public  
(insert name and title of the officer)

personally appeared ROBERTS, DENNIS EARNEST  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature AL B. REALE (Seal)



ATTACH TO STATUTORY WARRANT DEED  
AND