

UTC 87629

2010-007962  
Klamath County, Oregon



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06/30/2010 03:18:29 PM

Fee: \$37.00

<b>After recording return to:</b>
Jere C. Griffing Monica J. Olsen 145525 Post Ct La Pine, OR 97739
<b>Until a change is requested, all tax statements shall be sent to the following address:</b>
Same as Above

Order Number: 35417

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

**Tammie Rose McArdle, Grantor, conveys and warrants to Jere C. Griffing and Monica J. Olsen, as tenants by the entirety, Grantees** the following described real property free of encumbrances except as specifically set forth herein:

**Lot 45, Block 1 Tract No. 1098, Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

Account No(s): **138096**/Map/Tax Lot No(s): **2310-03580-02900-000**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$76,000.00**. (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, 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.**

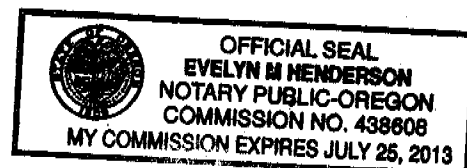
Executed this 29 day of June, 2010

Tammie Rose McArdle  
Tammie Rose McArdle

State of **Oregon**, County of **Deschutes** ) ss.

This instrument was acknowledged before me on this 29 day of June, 2010 by **Tammie Rose McArdle**

[Signature]  
Notary Public for Oregon  
My commission expires: 7-25-13



37AMJ