

2010-007986

Klamath County, Oregon



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06/30/2010 03:33:36 PM

Fee: \$42.00



THIS SPACE

After recording return to:
David E Thomas and Pamela Thomas
6314 Harlan Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
David E Thomas and Pamela Thomas
6314 Harlan Drive
Klamath Falls, OR 97603

File No.: 7021-1581901 (ALF)

Date: June 03, 2010

1st 1581901

STATUTORY WARRANTY DEED

Gary P. Lawson and Carrie Y. Lawson, husband and wife, Grantor, conveys and warrants to **David E Thomas and Pamela Thomas not as tenants in common but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 26, BLOCK 3, TRACT NO. 1127 NINTH ADDITION TO SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$200,000.00**. (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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 29 day of June, 2010.

Gary P. Lawson
Gary P Lawson

Carrie Y Lawson
Carrie Y Lawson
Gary P. Lawson
as her atty in fact

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of June, 2010
by **Gary P Lawson and Carrie Y Lawson** by
Gary P Lawson as
her atty in fact Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-3-10

