

WTC 87796-SH

THIS SPACE

2010-008565

Klamath County, Oregon



07/16/2010 02:50:43 PM

Fee: \$42.00

After recording return to:

DAVID M. SYLVESTER

745 LOMA LINDA

KLAMATH FALLS, OR 97601

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

DAVID M. SYLVESTER

745 LOMA LINDA

KLAMATH FALLS, OR 97601

Escrow No. MT87796-SH

Title No. 0087796

SWD r.012910

STATUTORY WARRANTY DEED

MICHAEL J. KEIFFER, Grantor(s) hereby convey and warrant to **DAVID M. SYLVESTER**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$185,000.00**.

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.

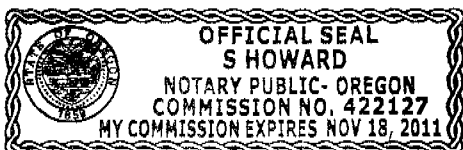
Dated this 16 day of July, 2010.

Michael J. Keiffer
MICHAEL J. KEIFFER

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 16, 2010 by MICHAEL J. KEIFFER.



S Howard
(Notary Public for Oregon)

My commission expires 11-18-11

429m

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 11 in Block 3, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a 5/8" iron rod marking the intersection of the most Southerly corner of said Lot 11 and the West right of way line of Bisbee Street; thence North 61°22' West along the North right of way line of the A-3 Lateral 294.12 feet to a 1/2" iron rod; thence South 89°17' East a distance of 257.61 feet to a 1/2" iron rod on the West right of way line of Bisbee Street; thence South along said right of way line 137.71 feet to the point of beginning. With bearings based on Survey recorded May 10, 1978 in Book M78 at page 9560, Microfilm Records of Klamath County, Oregon.