

MT88095-DS



THIS SPACE

2010-008842

Klamath County, Oregon



00087757201000088420020024

07/26/2010 11:36:08 AM

Fee: \$42.00

After recording return to:

RYAN W. MEYER

4317 El Cerrito Way

Klamath Falls, OR 97603

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

RYAN W. MEYER

4317 El Cerrito Way

Klamath Falls, OR 97603

Escrow No. MT88095-DS

Title No. 0088095

SWD-EM r.012910

### STATUTORY WARRANTY DEED

**PAULINE M. KAYLOR**, Grantor(s) hereby convey and warrant to **RYAN W. MEYER** and **HEIDI L. MEYER** and **JOHNIE W. MEYER** and **MARCIA C. MEYER** not as tenants in common, but with **right of survivorship**, 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 24, Block 1, TRACT 1116, SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$147,500.00**.

42pmf

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 July, 2010.

+ Pauline M. Kaylor  
PAULINE M. KAYLOR

BY Caroline Baker  
CAROLINE BAKER, HER ATTORNEY IN FACT

State of Oregon

County of ~~CLATSOP~~ Marion CB

This instrument was acknowledged before me on July 23, 2010 by CAROLINE BAKER AS ATTORNEY IN FACT FOR PAULINE M. KAYLOR.

Christine Dorothy Brinton  
(Notary Public for Oregon)

My commission expires 7/31/2013

