## 2010-008847 Klamath County, Oregon





After recording return to: Josh Luben and Heather Luben 702 Earl Ct Newberg, OR 97132

Until a change is requested all tax statements shall be sent to the following address: Josh Luben and Heather Luben 702 Earl Ct Newberg, OR 97132

File No.: 7021-1600398 (TM) Date: July 19, 2010

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# THIS SPACE F Fee: \$42.00

07/26/2010 02:52:25 PM

### STATUTORY SPECIAL WARRANTY DEED

Dennis Wood and Diane Wood, Grantor, conveys and specially warrants to Josh Luben and **Heather Luben as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

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

Lot 11, Block 45, First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

#### This property is free from liens and encumbrances, EXCEPT:

- 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.
- 2. The 2010-2011 Taxes, a lien not yet payable.

The true consideration for this conveyance is \$6,700.00. (Here comply with requirements of ORS 93.030)

#### Statutory Special Warranty Deed - continued

File No.: 7021-1600398 (TM) Date: 07/19/2010

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 t	his <u>al</u> day o	of July	, 20 10	
Dennis W	2	ctol.	Diane Wood	
Berning VV	000		Diane Wood	
STATE OF	Oregon	) )ss.		
County of	klamath	)		
This instrum by <b>Dennis</b> '	nent was acknow <b>Wood and Dia</b> n	ledged before me on this ne Wood.	addisplay of July 2010	
			Public for Oregon / $\partial$ - $\partial$ - $\partial$	



My commission expires: