

UTC 87923-LW

THIS SPACE

2010-008952

Klamath County, Oregon



07/28/2010 03:18:14 PM

Fee: \$37.00

After recording return to:
STEPHANIE L. HATHORN
3869 BARRY AVE.
KLAMATH FALLS, OR 97603

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

STEPHANIE L. HATHORN
3869 BARRY AVE.
KLAMATH FALLS, OR 97603

Escrow No. MT87923-LW
Title No. 0087923
SWD r.012910

STATUTORY WARRANTY DEED

GARY D. OVERSTREET and ROBIN R. OVERSTREET, Grantor(s) hereby convey and warrant to **STEPHANIE L. HATHORN**, 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:

The East 5 feet of Lot 17 and the West 55 feet of Lot 18 of DEBIRK HOMES, 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 **\$115,199.00**.

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 28th day of July, 2010

Gary D. Overstreet
GARY D. OVERSTREET

Robin R. Overstreet
ROBIN R. OVERSTREET

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 28, 2010 by GARY D. OVERSTREET and ROBIN R. OVERSTREET.



Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/2011

31m