

WTZ 88018-SH

THIS SPACE

2010-009063

Klamath County, Oregon



After recording return to:

RICHARD STEVENS

2835 SUNDOWN ROAD

MEDFORD, OR 97501



00088019201000090630010011

07/30/2010 03:08:58 PM

Fee: \$37.00

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

RICHARD STEVENS

2835 SUNDOWN ROAD

MEDFORD, OR 97501

Escrow No. MT88018-SH

Title No. 0088018

SWD r.012910

STATUTORY WARRANTY DEED

KENNETH D. WALRATH, TRUSTEE OR HIS SUCCESSOR IN TRUST, UNDER THE WALRATH LOVING TRUST DATED APRIL 29, 2005, Grantor(s) hereby convey and warrant to RICHARD STEVENS and MELODY STEVENS, as tenants by the entirety, 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:

Lots 72 and 91, SECOND ADDITION TO SPORTSMAN PARK, 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 \$12,000.00.

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 29 day of July, 2010.

THE WALRATH LOVING TRUST

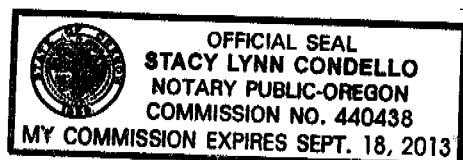
BY: Kenneth D. Walrath, Trustee
KENNETH D. WALRATH, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on JULY 29, 2010 by KENNETH D. WALRATH, TRUSTEE OF THE WALRATH LOVING TRUST.

Stacy Condello
(Notary Public for Oregon)

My commission expires 9/18/2013



37AMJ