

MT 87756-MS

2010-009317

Klamath County, Oregon



THIS SPACE



00088325201000093170020027

08/06/2010 11:22:22 AM

Fee: \$42.00

After recording return to:

Jennifer Du Nesme

1108 Pine Street

Klamath Falls, OR 97601

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

Jennifer Du Nesme

1108 Pine Street

Klamath Falls, OR 97601

Escrow No. MT87756-MS

Title No. 0087756

SWD-EM r.012910

STATUTORY WARRANTY DEED

Robert J. Childress and Sara L. Childress, as tenants by the entirety, Grantor(s) hereby convey and warrant to Jennifer Du Nesme, 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 1 and 2 in Block 5 of CANAL ADDITION to the City of Klamath Falls, Oregon, also the Northwesternly one-half of that portion of vacated alley running through said Block 5 of Canal Addition adjacent to said Lot 2, according to the official plat thereof, records 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 \$100,000.00.

42pmj

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 4 day of Aug, 2010

Robert J. Childress
Robert J. Childress

Sara L. Childress
Sara L. Childress

State of Arizona
County of Maricopa

This instrument was acknowledged before me on 8-4, 2010 by Robert J. Childress and Sara L. Childress.

Paula Dee
(Notary Public)

My commission expires 1.4.2011

