

MC87937

2010-010266

Klamath County, Oregon



00089465201000102660010014

08/30/2010 11:33:43 AM

Fee: \$37.00

<p>After recording return to:</p> <p>Chana Anen Wolf 2570 Mcmillan Street PO Box 5758 Eugene, OR 97405</p>
<p>Until a change is requested, all tax statements shall be sent to the following address:</p> <p>Same as Above</p>

Order Number: 36718

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Tresa M. Mokalla Grantor conveys and warrants to Chana Anen Wolf, Grantee the following described real property free of encumbrances except as specifically set forth herein:

Lot 30 in Block 2, Tract 1098-Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): 138639

Map/Tax Lot No(s): 2310-035B0-07600-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$125,000.00. (Here comply with requirements of ORS 93.030.)

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.

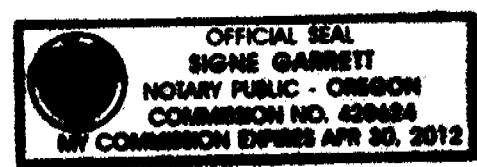
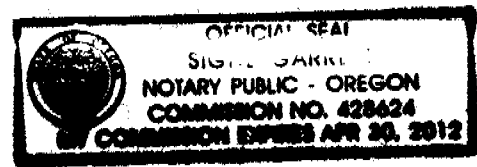
Executed this 26 day of August, 2010

*Tresa M. Mokalla*  
Tresa M. Mokalla

State of Oregon, County of Washington, ss.

This instrument was acknowledged before me on this 26 day of August, 2010 by Tresa M. Mokalla

*Signe Garrett*  
Notary Public for Oregon  
My commission expires: 4-30-12



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