

UTC 88229-KR

THIS SPA

2010-010398

Klamath County, Oregon



09/01/2010 03:24:01 PM

Fee: \$37.00

After recording return to:

Grant W. Niskanen

1030 CedarRidge

Klamath Falls, OR 97601

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

Grant W. Niskanen

1030 CedarRidge

Klamath Falls, OR 97601

Escrow No. MT88229-KR

Title No. 0088229

SWD r.012910

STATUTORY WARRANTY DEED

Carol D. Cavanaugh and Neil B. Drew, as tenants in common, Grantor(s) hereby convey and warrant to Grant W. Niskanen and Wendy C. Niskanen, 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:

Lot 111, RUNNING Y RESORT, PHASE 2, 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 \$425,000.00.

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 30th day of August, 2010.

Carol D. Cavanaugh

Carol D. Cavanaugh

Neil B. Drew

Neil B. Drew

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 30, 2010 by Carol D. Cavanaugh and Neil B. Drew.



Kristi L. Redd

(Notary Public for Oregon)

My commission expires 11/16/2011

37Amf