

THIS SPACE

2010-010905

Klamath County, Oregon



09/14/2010 02:09:42 PM

Fee: \$42.00



After recording return to:

DUANE L. TUCKER

8349 BOOTH RD.

KLAMATH FALLS, OR 97603

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

DUANE L. TUCKER

8349 BOOTH RD.

KLAMATH FALLS, OR 97603

Escrow No. MT88245-SH

Title No. 0088245

SWD r.012910

STATUTORY WARRANTY DEED

CHRISTOPHER J. WIELAND, Grantor(s) hereby convey and warrant to DUANE L. TUCKER and CORA E. JOHNSON not as tenants in common, but with right of survivorship, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$156,000.00.

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 14 day of September, 2010.

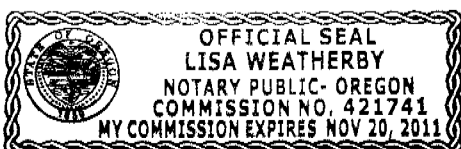
Signature of Christopher J. Wieland
CHRISTOPHER J. WIELAND

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 14, 2010 by CHRISTOPHER J. WIELAND.

Signature of Lisa Weatherby
(Lisa Weatherby)
(Notary Public for Oregon)

My commission expires 11/20/2011



42 ANT

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

The East 8 feet of Lot 16, all of Lot 17, and the West 32 feet of Lot 18 in Block 39 of FIRST ADDITION TO MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 18, Block 39 of FIRST ADDITION TO MIDLAND, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, EXCEPTING THEREFROM  
The West 32 feet thereof.

Unofficial  
Copy