

MT88180-SH



THIS SPACE

2010-010911

Klamath County, Oregon



00090238201000109110020026

09/14/2010 02:14:21 PM

Fee: \$42.00

After recording return to:

LAURA E. WAGGONER

1955 PORTLAND STREET

KLAMATH FALLS, OR 97601

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

LAURA E. WAGGONER

1955 PORTLAND STREET

KLAMATH FALLS, OR 97601

Escrow No. MT88180-SH

Title No. 0088180

SWD-EM r.012910

STATUTORY WARRANTY DEED

WALTER L. BARNES and CATHERINE A. BARNES, Grantor(s) hereby convey and warrant to **LAURA E. WAGGONER**, 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 21, Block 36, HOT SPRINGS ADDITION to the City of Klamath Falls, 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 **\$200,000.00**.

42 HJT

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 13 day of Sept, 2010.

Walter L. Barnes
WALTER L. BARNES

Catherine A. Barnes
CATHERINE A. BARNES

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9-13-, 2010 by WALTER L. BARNES and CATHERINE A. BARNES.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

