

2010-011018

Klamath County, Oregon



00090357201000110180010017

09/16/2010 01:18:04 PM

Fee: \$37.00

After Recording Return to:

JIM SHIELDS and LYDIA SHIELDS

9390 Ground Squirrel

Bonanza, OR 97623

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

ATE 68126

### WARRANTY DEED

(INDIVIDUAL)

DOUG YATES and MONICA YATES, herein called grantor, convey(s) to JIM SHIELDS and LYDIA SHIELDS, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 1, Block 30, Klamath Falls Forest Estates Highway 66, Unit No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

CODE:220 MAP:3811-005D0 TL:00200 KEY:R461618


and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

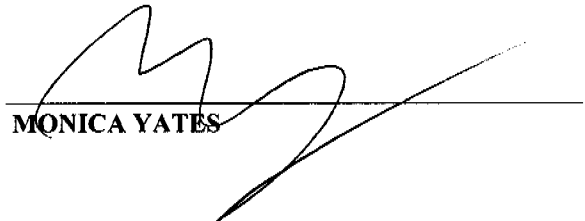
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$65,000.00.  
(here comply with the requirements of ORS 93.930)

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 September 13, 2010.

  
DOUG YATES

  
MONICA YATES

STATE OF OREGON, County of Klamath ss.

On September 14, 2010 personally appeared the above named DOUG YATES and MONICA YATES and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

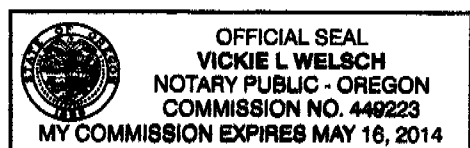
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 68126VW

Before me: Vickie L. Welsh  
Notary Public for Oregon  
My commission expires: 5-16-14

Official Seal



ATE 37