MTC 88299-SH



THIS SPACE I

2010-011610 Klamath County, Oregon

00091030201000116100030038

09/30/2010 03:33:32 PM

Fee: \$47.00

After recording return to: ZACHARY WIETING

4225 STURDIVANT AVENUE

KLAMATH FALLS, OR 97603

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

ZACHARY WIETING

4225 STURDIVANT AVENUE

KLAMATH FALLS, OR 97603

Escrow No.

MT88299-SH

Title No.

0088299

SWD-EM r.012910

STATUTORY WARRANTY DEED

CYNTHIA D. KILTON and RICHARD W. KILTON III, as tenants by the entirety, Grantor(s) hereby convey and warrant to ZACHARY WIETING, 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 4 in Block 1 of TRACT NO. 1007, WINCHESTER, 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 \$135,400.00.

ATAMIL

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 28th day of	Storanber	<u>, 2010</u> .	*	. 7
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CYNTHIA D. KILTON			\sim \sim	
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RICHARD W KILTON III		- P - 1	l 11 '	I
STATE OF CALIFORNIA				BCT 2.8
COUNTY OF	SS.	\times	b ,	N. C.
On	, 2010 before me,		personally appeared	CYNTHIA D.
KILTON and RICHARD W.	KILTON III personally	known to me (or proved to	personally appeared o me on the basis of satisfactor	y evidence) to be
KILTON and RICHARD W. the person(s) whose name(s)	KILTON III personally is/are subscribed to the	within instrument and ackr	o me on the basis of satisfactor nowledged to me that executed	y evidence) to be
KILTON and RICHARD W. the person(s) whose name(s) authorized capacity(ies), and	KILTON III personally is/are subscribed to the that by signatures(s) on	within instrument and ackr	o me on the basis of satisfactor	y evidence) to be
KILTON and RICHARD W. the person(s) whose name(s)	KILTON III personally is/are subscribed to the that by signatures(s) on	within instrument and ackr	o me on the basis of satisfactor nowledged to me that executed	y evidence) to be
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SHANI CON Notary

Commission Expire

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

	OF ACKNOWLEDGMENT
State of California	
County of Dlaces	
On Jept 28 2010 before me, Strate	(Here insert name and title of the officer)
personally appeared CYNTHA DI	(Here insert name and title of the efficer) UTON BRUTTARD WILLIAM III.
who proved to me on the basis of satisfactory the within instrument and acknowledged to me capacity(ies), and that by his/her/their signature which the person(s) acted, executed the instrument	evidence to be the person(s) whose name(s) is/are subscribed to the that he/she/they executed the same in his/her/their authorized re(s) on the instrument the person(s), or the entity upon behalf of ment.
I certify under PENALTY OF PERJURY under true and correct.	er the laws of the State of California that the foregoing paragraph
HDS 19 98 (5	antaginamontaminamontaminamont
omia witness my hand and official seal.	SHANNON EDWARDS COMM. #1712998 Notary Public-California PLACER COUNTY My Commission Expires December 29, 2010
Signature of Notary Public	(Notary Seal)
And the second s	
ADDITIONAL	OPTIONAL INFORMATION
	OPTIONAL INFORMATION INSTRUCTIONS FOR COMPLETENCE THE SECOND
	INSTRUCTIONS FOR COMPLETING THIS FORM
DESCRIPTION OF THE ATTACHED DOCUMENT	INSTRUCTIONS FOR COMPLETING THIS FORM Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded articles of Carlos Completed.
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Securely attach this document to the signed document