

NTC 88359-MS

2010-011922

Klamath County, Oregon

THIS SPAC



00091390201000119220020024

10/08/2010 03:18:23 PM

Fee: \$42.00

After recording return to:

Donald W. Sada

729 Pacific Terrace

Klamath Falls, OR 97601

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

Donald W. Sada

same as above

Escrow No. MT88359-MS

Title No. 0088359

SWD r.012910

STATUTORY WARRANTY DEED

Richard W. Hetherington and Laurie E. Hetherington, as tenants by the entirety, Grantor(s) hereby convey and warrant to Donald W. Sada and Laurie R. Sada, 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:

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 **\$370,000.00**.

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 7 day of October, 2010

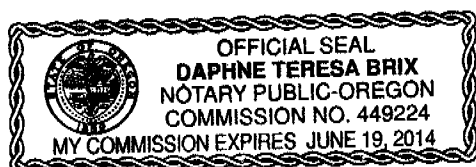
Richard W. Hetherington
Richard W. Hetherington

Laurie E. Hetherington
Laurie E. Hetherington

State of Oregon

County of KLAMATH Deschutes

This instrument was acknowledged before me on Oct. 7, 2010 by Richard W. Hetherington and Laurie E. Hetherington.



Don Brix
(Notary Public for Oregon)

My commission expires 6/19/2014

42AMJ

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 3 in Block 47 of HOT SPRINGS ADDITION to Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO all of Lot 4 of said Block 47, HOT SPRINGS ADDITION, except the following described portion thereof:

Beginning at the most Southerly corner of said Lot 4, being the point of intersection of the line between said Lot 4 and Lot 5 of the same Block with the Northeasterly line of Pacific Terrace; thence Northwesterly along the Southwesterly line of said Lot 4 and the Northeasterly line of Pacific Terrace a distance of 25 feet; thence Northeasterly parallel to and 25 feet distant from the line between said Lots 4 and 5 to the alley through said Block 47; thence Southeasterly along the line of said alley to the most Northerly corner of Lot 5; thence Southwesterly along the line of said Lots 4 and 5 to the point of beginning.

PARCEL 2:

The Southerly 100 feet of Lot 8 in Block 43 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.