



THIS SPACE

2010-012089
Klamath County, Oregon



00091588201000120890020023

10/13/2010 03:22:55 PM

Fee: \$42.00

After recording return to:

TODD M. ROARK

2515 Watson St.

Klamath Falls, OR 97603

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

TODD M. ROARK

2515 Watson St.

Klamath Falls, OR 97603

Escrow No. MT88547-DS

Title No. 0088547

SWD-EM r.012910

STATUTORY WARRANTY DEED

BRYON VAN FLEET and SHERYL VAN FLEET, as tenants by the entirety, Grantor(s) hereby convey and warrant to **TODD M. ROARK and KELSEY L. ROARK, 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:

The W1/2 of Lot 30, **PIEDMONT HEIGHTS**, according to the official plat thereof on file in the office of the County Clerk, 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 **\$210,000.00**.

42 AMT

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 October, 2010

Bryon Van Fleet
BRYON VAN FLEET

Sheryl Van Fleet
SHERYL VAN FLEET

BY Bryon Van Fleet her atty in fact
BRYON VAN FLEET, HER ATTORNEY IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-13, 2010 by BRYON VAN FLEET as Attorney in fact for SHERYL VAN FLEET and BRYON VAN FLEET.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

