

WTC 88597

2010-012459

Klamath County, Oregon

<b>After recording return to:</b>
Steven W. Larsen Bonnie A. Larsen P.O. Box 2001 Lebanon, OR 97355
<b>Until a change is requested, all tax statements shall be sent to the following address:</b>
Same as Above



10/22/2010 08:50:52 AM

Fee: \$37.00

Order Number: 40272

Reserved for Recorder's Use

**STATUTORY WARRANTY DEED**

Harold Elliot Grantor conveys and warrants to Steven W. Larsen and Bonnie A. Larsen, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 3 in Block 1 of Plat 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): 699097  
Map/Tax Lot No(s): 2309-002A0-00400

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$317,000.00. (Here comply with requirements of ORS 93.030.)

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.

Executed this 5 day of October, 2010

Harold Elliot  
Harold Elliot

State of Oregon, County of Deschutes ) ss.

This instrument was acknowledged before me on this 5 day of October, 2010 by Harold Elliot

Shellie Cowlbeck  
Notary Public for Oregon  
My commission expires: 7-5-13



37AM