

NOTE 88875-SH

THIS SPAC

2010-012902

Klamath County, Oregon



11/03/2010 03:28:13 PM

Fee: \$47.00

After recording return to:
PATRICIA R. HAGER
5225 AVALON STREET
KLAMATH FALLS, OR 97603

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

PATRICIA R. HAGER
5225 AVALON STREET
KLAMATH FALLS, OR 97603

Escrow No. MT88875-SH
Title No. 0088875
SWD r.012910

STATUTORY WARRANTY DEED

KENNETH D. PEDERSEN and SUSAN R. PEDERSEN, as tenants by the entirety, and KEITH MCCLUNG and BEVERLY MCCLUNG, as tenants by the entirety, each as to an undivided 1/2 interest, as tenants in common, Grantor(s) hereby convey and warrant to PATRICIA R. HAGER, 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 S1/2 of Lot 19, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion thereof lying within the right of way of Avalon Street.

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:

The true and actual consideration for this conveyance is \$130,000.00.

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 3 day of Nov, 2010.

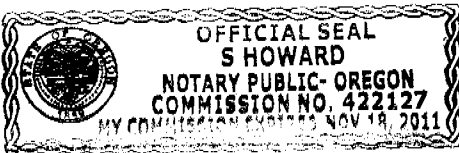
Kenneth D. Pedersen
KENNETH D. PEDERSEN

Susan R. Pedersen
SUSAN R. PEDERSEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov 3, 2010 by KENNETH D. PEDERSEN, SUSAN R. PEDERSEN.

Howard
(Notary Public for Oregon)



My commission expires 11-18-11

422127

Keith McClung
KEITH MCCLUNG

Beverly McClung
BEVERLY MCCLUNG

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov 2, 2010 by KEITH MCCLUNG and BEVERLY MCCLUNG.



S Howard
(Notary Public for Oregon)

My commission expires 11-18-11