

NOT 88376-SH

THIS SPAC

2010-013255

Klamath County, Oregon



11/15/2010 01:39:08 PM

Fee: \$37.00

After recording return to:

ERYKA L. SIMONSON

1823 Eldorado Blvd.

KLAMATH FALLS, OR 97601

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

ERYKA L. SIMONSON

1823 Eldorado Blvd.

KLAMATH FALLS, OR 97601

Escrow No. MT88376-SH

Title No. 0088376

SWD r.012910

STATUTORY WARRANTY DEED

KATIE MENGIS and RYAN MENGIS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **ERYKA L. SIMONSON**, 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:

Lots 23 and 24 in Block 17 of ELDORADO HEIGHTS TO THE CITY OF KLAMATH FALLS, 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:

The true and actual consideration for this conveyance is **\$230,000.00**.

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 11 day of 11, 10.

Katie Mengis
KATIE MENGIS

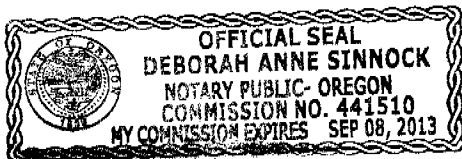
Ryan Mengis
RYAN MENGIS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11-11, 2010 by KATIE MENGIS and RYAN MENGIS.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13



31mst