

NOTE 88045-SH



THIS SPACE

2010-013452  
Klamath County, Oregon



11/19/2010 03:28:56 PM

Fee: \$47.00

After recording return to:  
SHANTEUNELLE M. STEWART  
4607 BRISTOL AVENUE  
KLAMATH FALLS, OR

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

SHANTEUNELLE M. STEWART  
4607 BRISTOL AVENUE  
KLAMATH FALLS, OR

Escrow No. MT88045-SH  
Title No. 0088045  
SWD-EM r.012910

**STATUTORY WARRANTY DEED**

**MICHAEL CUNNINGHAM and CATHY HOPPE not as tenants in common, but with right of survivorship,** Grantor(s) hereby convey and warrant to **SHANTEUNELLE M. STEWART,** 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:

Lot 30 in Block 6, of BUREKER PLACE, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

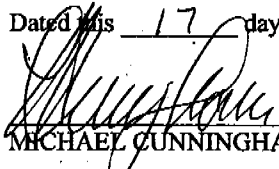
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$128,500.00.**

47m

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 17 day of Nov, 2010.

  
MICHAEL CUNNINGHAM

State of Oregon  
County of Douglas

This instrument was acknowledged before me on November 17, 2010 by MICHAEL CUNNINGHAM.



  
(Notary Public for Oregon)

My commission expires 10-17-14

~~CATHY HOPPE~~

~~State of Oregon  
County of KLAMATH~~

~~This instrument was acknowledged before me on \_\_\_\_\_, 2010 by CATHY HOPPE.~~

~~(Notary Public for Oregon)~~

~~My commission expires \_\_\_\_\_~~

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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

~~MICHAEL CUNNINGHAM~~

State of Oregon  
County of

This instrument was acknowledged before me on \_\_\_\_\_, 2010 by MICHAEL CUNNINGHAM.

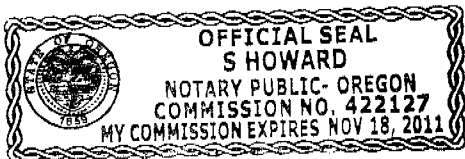
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

# CATHY HOPPE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Nov 18, 2010 by CATHY HOPPE.



(Notary Public for Oregon)

My commission expires 11/18-11