



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

0088045 Title No.

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.

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 dis 17 day of POV , ZOIO.  MICHAEL GUNNINGHAM  State of Oregon County of D Dates  This instrument was acknowledged before me on LOUANDER 17, 2010 by MICHAEL CUNNINGHAM.  **COFFICIAL SEAL**  KATHLEEN A BROWN (Notary Public for Oregon)  NOTARY PUBLIC OREGON y dommission expires 1D-17-14  WY COMMISSION EXPIRES OCTOBER 17, 2014  CATHY HOPPE  State of Oregon County of KLAMATH  This instrument was acknowledged before me on 2010 by CATHY HOPPE.  (Notary Public for Oregon)	
State of Oregon County of Drugla  This instrument was acknowledged before me on Louwber 17, 2010 by MICHAEL CUNNINGHAM.  OFFICIAL SEAL KATHLEEN A BROWN NOTARY PUBLIC-OREGON NOTARY PUBLIC-OREGON W COMMISSION NO. 45315;19  OCOMMISSION EXPRES OCTOBER 17, 2014  CATHY HOPPE  State of Oregon County of KLAMATH  This instrument was acknowledged before me on, 2010 by CATHY HOPPE.	Dated Mis_17 day of POV , 2010.
State of Oregon County of Dengle  This instrument was acknowledged before me on Lovander 17, 2010 by MICHAEL CUNNINGHAM.  **COMMISSION EXPRES OCTOBER 17, 2014*    CATHY HOPPE   State of Oregon   County of KLAMATH	
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OFFICIAL SEAL (Notary Public for Oregon) NOTARY PUBLIC-OREGON COMMISSION NO. 453151My commission expires 1D-17-14 WY COMMISSION EXPIRES OCTOBER 17, 2014  CATHY HOPPE State of Oregon County of KLAMATH  This instrument was acknowledged before me on 2010 by CATHY HOPPE.	
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My Commission expires	My commission expires

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Dated this day of	,,
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	(Notary Public for Oregon)
	My commission expires
CATHY HOPPE	
State of Oregon County of KLAMATH	. /
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OFFICIAL SEAL S HOWARD NOTARY PUBLIC- OREGON COMMISSION NO. 422127 MY COMMISSION EXPIRES NOV 18, 2011	(Notary Public for Oregon)  My commission expires //2/8-//