

MTL 88953-MS

THIS SPAC

2010-013740  
Klamath County, Oregon



12/01/2010 11:25:46 AM

Fee: \$37.00

After recording return to:

Cody Pemberton, II

12335 Mallory Drive

Klamath Falls, OR 97603

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

Cody Pemberton, II

12335 Mallory Drive

Klamath Falls, OR 97603

Escrow No. MT88953-MS

Title No. 0088953

SWD r.012910

### STATUTORY WARRANTY DEED

**Ronald C. Wegener and Sherry R. Wegener, as tenants by the entirety, Grantor(s) hereby convey and warrant to Cody Pemberton, II and Carrie Pemberton, as tenants by the entirety, 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:**

Parcel 3 of Land Partition 56-98, said Land Partition being situated in the SW1/4 NW1/4 of Section 10, Township 39 South, Range 10 East of the Willamette Meridian, 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 **\$240,000.00**.

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 23 day of November, 2010

Ronald C. Wegener

Sherry R. Wegener

State of Oregon

County of Lin

This instrument was acknowledged before me on 23, 2010 by Ronald C. Wegener and Sherry R. Wegener.



(Notary Public for Oregon)

My commission expires May 19, 2011

37AMf