

MT89092-MS

THIS SPAC

2010-014115

Klamath County, Oregon



After recording return to:
David Wetter

12/13/2010 03:32:09 PM

Fee: \$37.00

~~976 Harbor Isles Blvd~~ 2575 Campus Dr. #243
Klamath Falls, OR 97601

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

David Wetter
~~976 Harbor Isles Blvd~~ 2575 Campus Dr. #243
Klamath Falls, OR 97601

Escrow No. MT89092-MS
Title No. 0089092
SWD r.012910

STATUTORY WARRANTY DEED

Howard A. Phearson, Sr. and Judith A. Phearson, as tenants by the entirety, Grantor(s) hereby convey and warrant to **David Wetter and Karen Wetter**, 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:

Lot 7 and the W1/2 of Lot 8, Block 30 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, Oregon, 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 **\$302,000.00**.

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 13th day of Dec, 2010

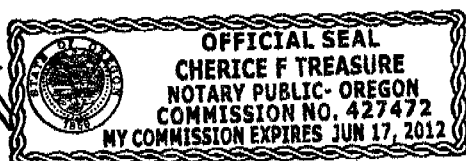
Howard A. Phearson, Sr.
Howard A. Phearson, Sr.

by Judith A. Phearson POA
Judith A. Phearson, his attorney in fact

Judith A. Phearson
Judith A. Phearson

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 13, 2010 by Judith A. Phearson, individually and as attorney in fact for Howard A. Phearson, Sr..



Cherice F. Treasure
(Notary Public for Oregon)

My commission expires 6/17/2012