

18-1647149

2010-014119

Klamath County, Oregon



00093982201000141190020024



After recording return to:  
Jimmy D. Shelby and Julie A. Shelby  
2500 Wantland Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Jimmy D. Shelby and Julie A. Shelby  
2500 Wantland Avenue  
Klamath Falls, OR 97601

File No.: 7021-1647149 (ALF)  
Date: October 25, 2010

THIS SPACE RE

12/13/2010 03:43:44 PM

Fee: \$42.00

### STATUTORY WARRANTY DEED

**Melvin L Page and Sue Anne Olsen**, Grantor, conveys and warrants to **Jimmy D. Shelby and Julie A. Shelby, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 7 Block 302 Darrow Addition to the City of Klamath Falls in the County of Klamath, State of Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$70,000.00**. (Here comply with requirements of ORS 93.030)

f

APN:

Statutory Warranty Deed  
- continued

File No.: 7021-1647149 (ALF)  
Date: 10/25/2010

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

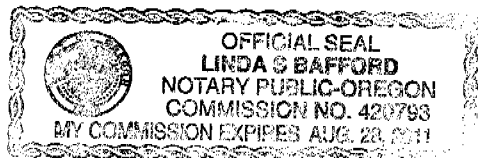
Dated this 9<sup>TH</sup> day of DECEMBER, 2010.

Melvin L Page by Sue Anne Olsen Sue Anne Olsen  
Melvin L Page as his Attorney in fact Sue Anne Olsen

STATE OF Oregon )  
                                  ) ss.  
County of Klamath Deschutes

This instrument was acknowledged before me on this 9<sup>th</sup> day of December, 2010  
by Melvin L Page and Sue Anne Olsen,

by Sue Anne Olsen  
as his Attorney in fact Linda S. Bafford



Notary Public for Oregon  
My commission expires: