

WTC 89202-LW

2010-014261

Klamath County, Oregon



THIS SPACE



00094147201000142610020024

12/16/2010 11:16:47 AM

Fee: \$42.00

After recording return to:

TIMOTHY R. SHANK

3629 SE Rex St.
Portland OR 97202

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

TIMOTHY R. SHANK

3629 SE Rex St.
Portland, OR 97202

Escrow No. MT89202-LW

Title No. 0089202

SWD-EM r.012910

STATUTORY WARRANTY DEED

AMERICAN GENERAL FINANCIAL SERVICES DBA AMERICAN GENERAL FINANCIAL SERVICES (DE), INC., Grantor(s) hereby convey and warrant to TIMOTHY R. SHANK, 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:

Lots 19 in Block 43, FIRST ADDITION TO KLAMATH FOREST ESTATES, 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 \$35,000.00.

429wf

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 14th day of December 2010.

BY: [Signature] AS: OF AMERICAN GENERAL FINANCIAL SERVICES DBA
AMERICAN GENERAL FINANCIAL SERVICES (DE), INC.

State of Indiana
County of Vanderburgh

This instrument was acknowledged before me on December 14, 2010 by AMERICAN GENERAL FINANCIAL SERVICES DBA AMERICAN GENERAL FINANCIAL SERVICES (DE), INC..

[Signature]
(Notary Public)

My commission expires 3-14-15



BEVERLY J. KUHR
Resident of Vanderburgh County, IN
Commission Expires: March 14, 2015