

NOT 87663-MS

2010-014324

Klamath County, Oregon



00094224201000143240020026

12/17/2010 03:41:15 PM

Fee: \$42.00

Grantor's Name and Address

Richard H. Kehr, Jr. and Linda S. Kehr
6904 Hager Lane
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

National Residential Nominee Svcs

10125 Crosstown Circle Ste #380

Eden Prairie, MN 55344

Name, Address, Zip

Until a change is requested all tax statements shall be sent
to the following address.
same as above

Name, Address, Zip

649023 33488

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL)

Richard H. Kehr, Jr. and Linda S. Kehr, husband and wife

Grantor, conveys and warrants to
National Residential Nominee Services Inc.
of 10125 Crosstown Circle, Suite 380 Eden Prairie, MN 55344

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 2 in Block 26 of TRACT 1194- TENTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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. 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, 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.

Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and Easements of Record, if any.

The true consideration for this conveyance is \$ 246,750.00.... (Here comply with the requirements of ORS 93.030*).

42Pmt

Dated this 28 day of May 2010; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Richard H. Kehr, Jr.
Richard H. Kehr, Jr.

Linda S. Kehr
Linda S. Kehr

STATE OF ~~OREGON~~, Montana)
County of Flathead)ss.

Personally appeared the above named Richard H. Kehr, Jr.
married to Linda S. Kehr (fill in marital status) and
acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me:

Linda S. Smith Linda S. Smith
Notary Public for Oregon Montana
My commission expires:
12-18-2010



STATE OF OREGON,)
County of Klamath)ss.

Personally appeared the above named Linda S. Kehr
married to Richard H. Kehr, Jr. (fill in marital status) and
acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me:

Emily Coe
Notary Public for Oregon
My commission expires: April 21, 2012



* If the consideration consists of or includes other property or value, add the following:

"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration(indicate which)".