

UTC 88946-DS



THIS SPAC

2010-014328
Klamath County, Oregon



12/17/2010 03:42:49 PM

Fee: \$42.00

After recording return to:
KENNETH S. RONNINGEN, JR.
1806 Kimberly Dr.
Klamath Falls, OR 97603

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

KENNETH S. RONNINGEN, JR.
1806 Kimberly Dr.
Klamath Falls, OR 97603

Escrow No. MT88945-DS

Title No. 0088945

SWD-EM r.012910

STATUTORY WARRANTY DEED

JACK T. HAYES and PHYLLIS HAYES, as tenants by the entirety, Grantor(s) hereby convey and warrant to **KENNETH S. RONNINGEN, JR.**, 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:

A tract of land in the SE1/4 SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 447.4 feet North and 557.4 feet West of the Southeast corner of Section 36 in Township 39 South, Range 7 East of the Willamette Meridian; thence continuing North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet; thence East 208.7 feet to the point of beginning. SAVING AND EXCEPTING therefrom the Easterly 5 feet conveyed to Klamath County by Deed recorded July 21, 1975 in Volume M75, page 8220, Microfilm Records 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 **\$180,000.00**.

429mf

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 15th day of Dec., 2010.

Jack T Hayes
JACK T. HAYES

Phyllis Hayes
PHYLLIS HAYES

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12-15-, 2010 by JACK T. HAYES and PHYLLIS HAYES.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

