

WTC 88955-KR

THIS SPAC

2010-014472

Klamath County, Oregon



12/21/2010 03:35:23 PM

Fee: \$37.00

After recording return to:

Lance LaJaye

PO Box 854

Keno, OR 97627

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

Lance LaJaye

PO Box 854

Keno, OR 97627

Escrow No. MT88955-KR

Title No. 0088955

SWD r.012910

STATUTORY WARRANTY DEED

Kathryn H. Ashby, Grantor(s) hereby convey and warrant to **Lance LaJaye**, 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 1 in Block 35 of FIFTH ADDITION TO KLAMATH RIVER ACRES, 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 **\$135,000.00**.

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 17th day of December, 2010.

Kathryn H. Ashby
Kathryn H. Ashby, by Joe Dale Ashby as Attorney in Fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 17, 2010 by Joe Dale Ashby, as Attorney in Fact for Kathryn H. Ashby.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2011

37 Dec 1