

NOT 88471-MS



THIS SPA

2010-014499  
Klamath County, Oregon



00094437201000144990020029

12/22/2010 03:09:24 PM

Fee: \$42.00

After recording return to:

Francis Eugene Lewis

330 Crestdale Way

Klamath Falls, OR 97601

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

Francis Eugene Lewis

330 Crestdale Way

Klamath Falls, OR 97601

Escrow No. MT88471-MS

Title No. 0088471

SWD-EM r.012910

### STATUTORY WARRANTY DEED

**Stephen T. Pierce and Tamara C. Pierce, as tenants by the entirety, Grantor(s) hereby convey and warrant to Francis Eugene Lewis and Ida Mae Lewis, as tenants by the entirety, 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 14, in Block 7 of TRACT 1152, NORTH HILLS, 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 **\$225,000.00**.

427mt

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 20 day of December, 2010.

Stephen T. Pierce

Stephen T. Pierce

Tamara C. Pierce

Tamara C. Pierce

State of Oregon

County of Washington

This instrument was acknowledged before me on Dec 20<sup>th</sup>, 2010 by Stephen T. Pierce and Tamara C. Pierce.

Klunares  
(Notary Public for Oregon)

My commission expires Feb 1, 2014

