

LOT 89360-LW

2011-000047
Klamath County, Oregon



THIS SPACE



01/03/2011 03:53:41 PM

Fee: \$42.00

After recording return to:

STEVE VOIGT

5978 Silverton Rd N.E.
Salem, OR 97305

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

STEVE VOIGT

5978 Silverton Rd N.E.
Salem, OR 97305

Escrow No. MT89360-LW

Title No. 0089360

SWD-EM r.012910

LN

STATUTORY WARRANTY DEED

FREDERICK

~~FREDRICK~~ J. SALOMON JULIE M. SALOMON, Grantor(s) hereby convey and warrant to STEVE VOIGT and REINA CRUZ, 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:

The North 70 feet of Lot 8 in Block 215 of MILLS SECOND ADDITION to the City of Klamath Falls, 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 \$13,000.00.

421m

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

W FREDRICK J. SALOMON
E
JULIE M. SALOMON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 20, 2010 by FREDRICK J. SALOMON and JULIE M. SALOMON.

dw
FREDERICK
FREDRICK J. SALOMON and JULIE M. SALOMON.
Carol W. Andries
(Notary Public for Oregon)
My commission expires 3/26/14

