

~ - MT88835

2011-000123

Klamath County, Oregon



THIS SPACE



00094899201100001230020021

01/05/2011 11:10:29 AM

Fee: \$42.00

After recording return to:

Phillip A. Harbin, Jr.

1919 Benson Street

Klamath Falls, OR 97601

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

Phillip A. Harbin, Jr.

1919 Benson Street

Klamath Falls, OR 97601

Escrow No. MT88835-MS

Title No. 0088835

SWD-EM r.012910

STATUTORY WARRANTY DEED

Sean B. Dow and Lori D. Dow, Grantor(s) hereby convey and warrant to Phillip A. Harbin, Jr. and Sue Harbin, 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:

Lots 13, 14, 15 and 16, in Block 29 of MOUNTAIN VIEW ADDITION, 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 **\$221,250.00.**

421mt

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 29th day of December, 2010.

Sean B. Dow
Sean B. Dow

Lori Dow
Lori D. Dow

State of Arizona
County of Mohave

This instrument was acknowledged before me on 12/29/10, 2010 by Sean B. Dow and Lori D. Dow.

Erna J. Snukis
(Notary Public)

My commission expires 11/10/14

