

UTC 89456-KR



THIS SP/

2011-000272
Klamath County, Oregon



01/07/2011 11:26:24 AM

Fee: \$37.00

After recording return to:

Brent Ahern

PO Box 71

Gold Hill, OR 97525

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

Brent Ahern

PO Box 71

Gold Hill, OR 97525

Escrow No. MT89456-KR

Title No. 0089456

SWD r.012910

STATUTORY WARRANTY DEED

Susan P. Spratt, Grantor(s) hereby convey and warrant to **Brent Ahern and Linda Ahern, 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 15 in Block 5, MOUNTAIN LAKE HOMESITES, according to the official plat thereof on file in the office of the Klamath County Clerk, 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 **\$16,000.00**.

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 7th day of January, 2011.

Susan P. Spratt
Susan P. Spratt

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan. 7, 2011 by Susan P. Spratt.

Kristi L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2011

374m f