

1st 1680485

2011-001150

Klamath County, Oregon



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THIS SPACE R

01/31/2011 03:38:41 PM

Fee: \$42.00



After recording return to:
Christopher Larson
24180 Meadow Lane
Sprague River, OR 97639

Until a change is requested all tax statements
shall be sent to the following address:
Christopher Larson
24180 Meadow Lane
Sprague River, OR 97639

File No.: 7021-1680485 (ALF)
Date: January 27, 2011

STATUTORY WARRANTY DEED

Jeffery L. Staples, Grantor, conveys and warrants to **Christopher Larson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1: The W1/2 of Government Lot 27 in Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2: The W1/2 of Government Lot 30 in Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$67,000.00**. (Here comply with requirements of ORS 93.030)

6

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 31 day of January, 2011.

Jeffery L. Staples
Jeffery L. Staples

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 31 day of January, 2011
by **Jeffery L. Staples**.

Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-31-11

