

UTC 89384-DS



2011-002155

Klamath County, Oregon

THIS SPAC



00097305201100021550020022

02/17/2011 03:23:23 PM

Fee: \$42.00

After recording return to:

AMY H. HEATH

7228 RUTH DRIVE

KLAMATH FALLS, OR 97603

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

AMY H. HEATH

7228 RUTH DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT89384-DS

Title No. 0089384

SWD-EM r.012910

STATUTORY WARRANTY DEED

MICHAEL KUYKENDALL and NICOAL KUYKENDALL, as tenants by the entirety, Grantor(s) hereby convey and warrant to **AMY H. HEATH, 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 2, Tract 1288, SAGE MEADOWS, 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 **\$125,000.00**.

42pmf

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 11TH day of FEBRUARY, 2011.

X Michael Kuykendall
MICHAEL KUYKENDALL
X Nicoal Kuykendall
NICOAL KUYKENDALL

State of Oregon
County of Linn

This instrument was acknowledged before me on 2-11- 2011 by MICHAEL KUYKENDALL and NICOAL KUYKENDALL.

Wendy Holbrook
(Notary Public for Oregon)

My commission expires 4/19/2011

