

2011-002557

Klamath County, Oregon



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02/25/2011 03:16:14 PM

Fee: \$42.00



After recording return to:  
Timothy Thompson and Winona  
Thompson  
1600 Wade Circle  
Klamath Falls, OR 97601

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

Timothy Thompson and Winona  
Thompson  
1600 Wade Circle  
Klamath Falls, OR 97601

File No.: 7021-1629195 (ALF)

Date: September 14, 2010

THIS SPACE

16 29195

### STATUTORY WARRANTY DEED

**Greg L. Widner**, Grantor, conveys and warrants to **Timothy Thompson and Winona Thompson, husband and wife**, 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:

**Lot 2 Block 5 in Tract 1145 of Nob Hill, a re-subdivision of portions of Nob Hill Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of 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 **\$141,000.00**. (Here comply with requirements of ORS 93.030)

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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 12 day of FEB., 2011.

Greg L. Widner  
Greg L. Widner

STATE OF Arizona )  
County of Maricopa )ss.

This instrument was acknowledged before me on this 12<sup>th</sup> day of February, 2011  
by **Greg L. Widner**.

Kenneth C. Libbey  
Notary Public for Maricopa, AZ  
My commission expires: July 07, 2013

