## 2011-002557 Klamath County, Oregon

02/25/2011 03:16:14 PM



Fee: \$42.00

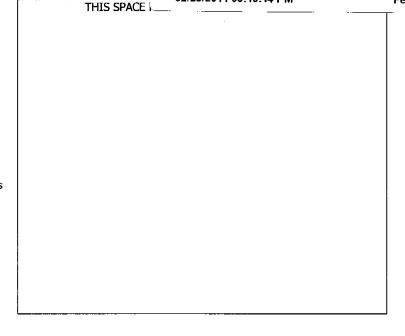


After recording return to: Timothy Thompson and Winona Thompson 1600 Wade Circle Klamath Falls, OR 97601

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

1629195



## 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)



File No.: **7021-1629195 (ALF)**Date: **09/14/2010** 

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 $18$ day of $15$ .	, 20//
Greg L. Widner	·
STATE OF <u>ARIZON 4</u> County of <u>MARICOPA</u>	)
County of Masscopa	)ss. )
This instrument was acknowledged before by <b>Greg L. Widne</b> r.	me on this 18 day of here , 20 11
	Notary Public for Marcapa Az
	Notary Public for Marcopt Az  My commission expires: Toly 07, 2013
	KENNETH C. LIBBEY  NOTARY PUBLIC ARIZONA  MARICOPA COUNTY  My Commission Expires

July 07, 2013