

1st 1663039

2011-002784

Klamath County, Oregon



THIS SPACE



00098005201100027840020020

02/28/2011 03:04:14 PM

Fee: \$42.00

After recording return to:
John D. McGowen and Amy L.
McGowen
19885 Highway 39
Klamath Falls, OR 97603

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

John D. McGowen and Amy L.
McGowen
19885 Highway 39
Klamath Falls, OR 97603

File No.: 7021-1663039 (SFK)

Date: January 07, 2011

STATUTORY WARRANTY DEED

David R. Dexter and Deena L. Dexter, as tenants by the entirety, Grantor, conveys and warrants to **John D. McGowen and Amy L. McGowen, 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:

A PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 2 OF PARTITION 13-01, FILED AUGUST 30, 2001, IN KLAMATH COUNTY, OREGON.

Subject to:

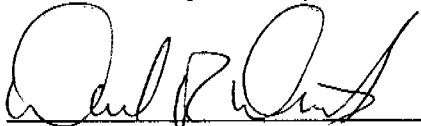
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$237,000.00**. (Here comply with requirements of ORS 93.030)

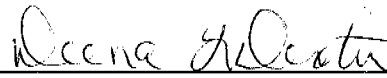
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 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 25 day of February, 2011.



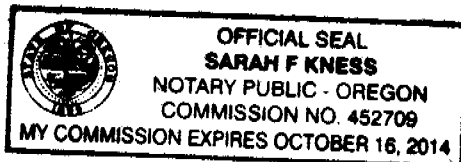
David R. Dexter



Deena L. Dexter

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25 day of February 2011
by **David R. Dexter and Deena L. Dexter.**



Notary Public for Oregon

My commission expires: 10/16/2014