

WTC 8916916-MS

THIS SPACE

2011-003152

Klamath County, Oregon



00098414201100031520030031

03/03/2011 03:06:21 PM

Fee: \$47.00

After recording return to:

Ann Marie Englert

2731 Bisbee Street

Klamath Falls, OR 97603

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

Ann Marie Englert

2731 Bisbee Street

Klamath Falls, OR 97603

Escrow No. MT89696-MS

Title No. 0089696

SWD r.013111

STATUTORY WARRANTY DEED

Matthew D. Wolff and Jennifer L. Wolff, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Ann Marie Englert,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

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 **\$88,000.00**.

47 March

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 2nd day of March, 2011

Matthew D. Wolff
Matthew D. Wolff

Jennifer L. Wolff
Jennifer L. Wolff

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3/2, 2011 by Matthew D. Wolff and Jennifer L. Wolff.

Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/14



LEGAL DESCRIPTION

“EXHIBIT A”

Lot 2, Block 4, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM the North 67 feet of Lot 2; the East 90 feet of said lot and the West 135 feet of said Lot 2.

ALSO the South 75 feet of the West 135 feet of Lot 2, Block 4, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 5 feet.
