

UTC 89697-MS

THIS SPACE

2011-003154

Klamath County, Oregon



00098416201100031540020028

03/03/2011 03:07:47 PM

Fee: \$42.00

After recording return to:

Thomas M. Johnston

3820 Beverly Drive

Klamath Falls, OR 97603

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

Thomas M. Johnston

3820 Beverly Drive

Klamath Falls, OR 97603

Escrow No. MT89697-MS

Title No. 0089697

SWD r.013111

STATUTORY WARRANTY DEED

Whitney Sieben and Debra Sieben, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Thomas M. Johnston and Jessica Johnston, as tenants by the entirety,

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:

PARCEL 2 of Land Partition 20-96 being Lots 5 and 6 of BEVERLY HEIGHTS, situated in the NW1/4 NE1/4 of Section 34, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

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 **\$285,000.00**.

42Awd

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 1 day of March, 2011

[Signature]
Whitney Sieben

[Signature]
Debra Sieben

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3/1, 2011 by Whitney Sieben and Debra Sieben.

[Signature]
(Notary Public for Oregon)

My commission expires 12/20/14

