

UTC 89659-DS

THIS SPACE R

2011-003206

Klamath County, Oregon



00098484201100032060020023

03/04/2011 03:15:47 PM

Fee: \$42.00

After recording return to:

RYAN D. MADSEN

911 Pine Grove Rd.

Klamath Falls, OR 97603

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

RYAN D. MADSEN

911 Pine Grove Rd.

Klamath Falls, OR 97603

Escrow No. MT89659-DS

Title No. 0089659

SWD r.030211

STATUTORY WARRANTY DEED

JEFFREY A. ENGLESTADTER and ANNETTE ENGLESTADTER, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

RYAN D. MADSEN

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 1:

Lot 1, Block 3 of PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

A tract of land situated in the Lot 2, Block 3, PINE GROVE PONDEROSA, a duly recorded subdivision in the E1/2 NE1/4 of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: The South 6.00 feet of said Lot 2, Block 3.

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 **\$235,000.00**.

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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, 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.

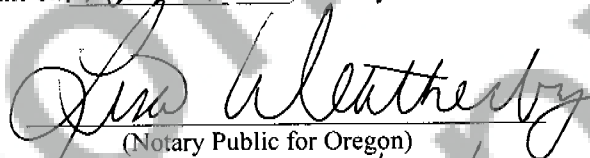
Dated this 3 day of March, 2011.


JEFFREY A. ENGLESTADTER


ANNETTE ENGLESTADTER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 3, 2011 by JEFFREY A. ENGLESTADTER and ANNETTE ENGLESTADTER.


(Notary Public for Oregon)



My commission expires 11/20/2011