

WTC 89972-MS

THIS SPACE

2011-003700

Klamath County, Oregon



00099114201100037000030038

03/17/2011 03:02:18 PM

Fee: \$47.00

After recording return to:

Eleanor Pepe

3511 Bristol Avenue

Klamath Falls, OR 97603

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

Eleanor Pepe

3511 Bristol Avenue

Klamath Falls, OR 97603

Escrow No. MT89972-MS

Title No. 0089972

SWD r.031511

STATUTORY WARRANTY DEED

Sandra Jean Conner who acquired title as Sandra Jean Probst,

Grantor(s), hereby convey and warrant to

Eleanor Pepe,

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

The true and actual consideration for this conveyance is **\$61,000.00**.

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:

Grantor(s) Initials: S.C. by T.E.Y.
Attorney in fact

47Amt

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 16 day of March, 2011.

Sandra Jean Conner
Sandra Jean Conner

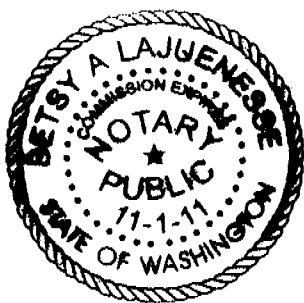
by Tom Ivan Young, Attorney in fact
Tom Ivan Young, as her attorney in fact

State of Washington

County of PIERCE

On this day personally appeared before me Tom Ivan Young, as attorney in fact for Sandra Jean Conner to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 16 day of MARCH, 2011.



Betsy Lajuenesse
Printed Name: BETSY LAJUESESSE
Notary Public in and for the State of
Washington residing at Puyallup

My appointment expires NOVEMBER 1, 2011

LEGAL DESCRIPTION

"EXHIBIT A"

The Easterly 90 feet of the Westerly 125 feet of Lot 10 in Block 2 of SECOND ADDITION TO ALTAMONT ACRES, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Southerly 5 feet conveyed to Klamath County by Deed recorded in Book 290 at Page 605, Deed Records of Klamath County.
