

MT90037-MS

THIS SPACE

2011-004056
Klamath County, Oregon



03/28/2011 03:05:04 PM

Fee: \$42.00

After recording return to:

Aaron M. Spinney
24572 Gellattly Way
Philomath, OR 97370

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

Aaron M. Spinney
24572 Gellattly Way
Philomath, OR 97370

Escrow No. MT90037-MS
Title No. 0090037
SWD r.031511

STATUTORY WARRANTY DEED

Arthur L. Fry and Jeanette L. Fry, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Aaron M. Spinney and Kristin M. Spinney, 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:

Lot 44 in Block 30 of FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is **\$25,000.00**.

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:

42 PLAT

Grantor(s) Initials: *ALS JLF*

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 25th day of MARCH, 2011.

Arthur L. Fry
Arthur L. Fry

Jeanette L. Fry
Jeanette L. Fry

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3-25-, 2011 by Arthur L. Fry and Jeanette L. Fry.

Debbie Deinoch
(Notary Public for Oregon)

My commission expires 9-8-13

