

1694158

2011-004811

Klamath County, Oregon



00100446201100048110020020

THIS SPACE RE

04/15/2011 11:08:27 AM

Fee: \$42.00



After recording return to:
Brian L. Curtis and Dolores E. Curtis
4407 Boardman Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Brian L. Curtis and Dolores E. Curtis
4407 Boardman Avenue
Klamath Falls, OR 97603

File No.: 7021-1694158 (SFK)
Date: March 11, 2011

STATUTORY WARRANTY DEED

Norman Ehrhart & Rosalee Ehrhart, husband and wife, Grantor, conveys and warrants to **Brian L. Curtis and Dolores E. Curtis, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

All the Southerly 75 feet of Lots 25, 26, 27 and 28, Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$82,500.00**. (Here comply with requirements of ORS 93.030)

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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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

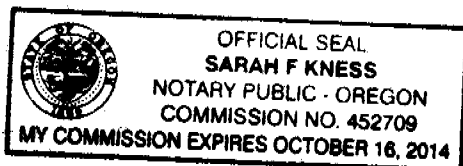
Dated this 14 day of April, 2011.

Norman Ehrhart
Norman Ehrhart

Rosalee Ehrhart by Norman Ehrhart
Rosalee Ehrhart
Att, in fact

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 14 day of April, 2011
by **Norman Ehrhart and Rosalee Ehrhart**. *by Norman Ehrhart Attorney in fact.*
Sarah F. Kness



Notary Public for Oregon
My commission expires: 10/16/2014