

WTC 89450-SH

THIS SPACE RESERVED FOR RECORDER'S USE



2011-004818

Klamath County, Oregon



00100453201100048180020025

After recording return to:

RICHARD N. EASTER, JR.

886 ROSEMONT COURT

KLAMATH FALLS, OR 97603

04/15/2011 11:56:22 AM

Fee: \$42.00

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

RICHARD N. EASTER, JR.

886 ROSEMONT COURT

KLAMATH FALLS, OR 97603

Escrow No. MT89450-SH

Title No. 0089450

SWD r.031511

STATUTORY WARRANTY DEED

DAVID O. FLACKUS and DELLA R. FLACKUS, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

RICHARD N. EASTER, JR.,

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 20 of TRACT 1344 SEVENTH ADDITION TO NORTH HILLS, PHASE 1, 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 **\$165,000.00**.

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:

[Handwritten initials: RNE and DRE]

42pmt

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.

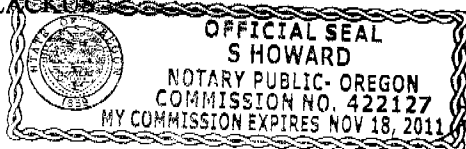
Dated this 14 day of April, 2011.

David O. Flackus
DAVID O. FLACKUS

Della R. Flackus
DELLA R. FLACKUS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 14, 2011 by DAVID O. FLACKUS and DELLA R. FLACKUS.



S. Howard
(Notary Public for Oregon)

My commission expires 11-18-11