

MT 90100-DS

THIS SPACE

2011-005215  
Klamath County, Oregon



04/26/2011 03:38:55 PM

Fee: \$42.00

After recording return to:

ELMER C. OGBORN

2131 Lakeshore Dr.

Klamath Falls, OR 97601

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

ELMER C. OGBORN

2131 Lakeshore Dr.

Klamath Falls, OR 97601

Escrow No. MT90100-DS

Title No. 0090100

SWD r.031511

### STATUTORY WARRANTY DEED

**HOLLY DREW and NYNA BEALS and NANCY PAYNE and DONALD E. PAYNE, as tenants in common,**

Grantor(s), hereby convey and warrant to

**ELMER C. OGBORN and JO ANNE M. OGBORN, 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 8, in Block 6 of LaWanda Hills No. 2, Tract 1149, according to the official plat thereof on file in the office of the County Clerk of Klamath Falls, Oregon.

The true and actual consideration for this conveyance is **\$235,000.00**.

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:

HD, NB, NP, DP

Grantor(s) Initials: \_\_\_\_\_

429m

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 25 day of April, 2011.

Holly Drew  
HOLLY DREW

Nyna Beals  
NYNA BEALS

Nancy Payne  
NANCY PAYNE

BY: Holly Drew her atty in fact  
HOLLY DREW, HER ATTORNEY IN FACT

BY: Holly Drew her atty in fact  
HOLLY DREW, HER ATTORNEY IN FACT

Donald E. Payne  
DONALD E. PAYNE

BY: Holly Drew, her atty in fact  
HOLLY DREW, HIS ATTORNEY IN FACT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 4-25-, 2011 by HOLLY DREW, AS ATTORNEY IN FACT FOR NYNA BEALS, NANCY PAYNE and DONALD E. PAYNE AND HOLLY DREW.

Deborah Anne Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-13

