

2011-006108

Klamath County, Oregon



After recording return to:
Gabe Conrad and Stephanie Conrad
4857 Travis Way
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Gabe Conrad and Stephanie Conrad
4857 Travis Way
Klamath Falls, OR 97603

File No.: 7021-1701945 (ALF)
Date: April 05, 2011

THIS SPACE R



00101955201100061080020020

05/13/2011 03:27:01 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Scott VanderKooi and Gina VanderKooi as tenants by the entirety, Grantor, conveys and warrants to **Gabe Conrad and Stephanie Conrad, husband and wife**, 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:

Lot 4 in Block 5 of Tract 1126, FIRST ADDITION TO FERNDAL, 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 **\$119,000.00**. (Here comply with requirements of ORS 93.030)

F

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 9 day of May, 2011.

Scott VanderKooi by Gina VanderKooi
Scott VanderKooi as his attorney in fact

Gina VanderKooi
Gina VanderKooi

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 9 day of May, 2011
by **Scott VanderKooi and Gina VanderKooi**.
by Gina VanderKooi
as his atty in fact

Notary Public for Oregon
My commission expires:

12-3-14

