

WTC 90520

2011-006476
Klamath County, Oregon



00102400201100064760020020

05/25/2011 11:21:38 AM

Fee: \$42.00

RECORDING REQUESTED BY:

Ticor Title Company of Oregon
1555 E. McAndrews, Suite 100
Medford, OR 97504

GRANTOR'S NAME:

Robin Espasandin and Jane Espasandin and
Michael L. Friend

GRANTEE'S NAME:

Terry Peot and Barbara Peot

SEND TAX STATEMENTS TO:

Terry Peot and Barbara Peot
P. O. Box 1256

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Terry Peot and Barbara Peot
P. O. Box 1216

Bly, OR 97622

Escrow No: 470311013055-TTJA37

13601 Barnes Valley

Bly, OR 97922

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robin Espasandin and Jane Espasandin and Michael L. Friend, Grantor, conveys and warrants to Terry Peot and Barbara Peot, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

The SW1/4 of the SE1/4 of Section 23, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress over and across the existing 60 foot-wide rights of way in the North 1/2 Southwest 1/4 and Southeast 1/4 Southwest 1/4 of Section 23, Township 37 South, Range 14 East, Willamette Meridian, Klamath County, Oregon as granted by instrument recorded October 19, 1990 in Volume M90, page 21049 Microfilm Records of Klamath County, Oregon.

Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$60,000.00. (See ORS 93.030)

DATED: 5-23-11

Robin Espasandin

Jane Espasandin

Michael L. Friend

4/2/11

State of OREGON

COUNTY of Jackson

This instrument was acknowledged before me on May 23, 2011

by Rubin Espasandin, Jane Espasandin

And Michael L. Friend

Deloris Marie Hardin, Notary Public - State of Oregon

My commission expires: 10-1-13

