

NOT 90373



2011-006536

Klamath County, Oregon



00102481201100065360010016

05/26/2011 02:36:19 PM

Fee: \$37.00

TITLE NO. 0090373
ESCROW NO. EU11-0818
TAX ACCT. NO. 163548/163539
MAP/TAX LOT NO. 2607-001A0-05100-000
MAP/TAX LOT NO. 2607-001A0-05200-000

WARRANTY DEED -- STATUTORY FORM

YVETTE A. VONWAL, Grantor,

conveys and warrants to

SAM W. DEMANETT and CYNTHIA L. DEMANETT, as tenants by the entirety, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lots 1 and 2 in Block 7 of TRACT NO. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

Except the following encumbrances:

Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$17,000.00 .

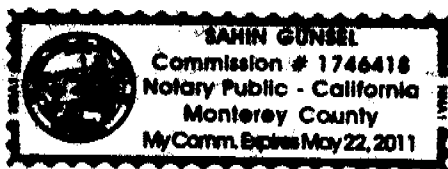
Dated this 11 day of MAY, 2011.

YVETTE A. VONWAL

State of CALIFORNIA

County of SANTA CRUZ

This instrument was acknowledged before me on MAY 11, 2011 by YVETTE A. VONWAL.



(Notary Public for CALIFORNIA)

My commission expires MAY 22, 2011

YVETTE A. VONWAL
709 AMESTI RD.
WATSONVILLE, CA 95076
GRANTOR'S NAME AND ADDRESS

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

SAM W. DEMANETT
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADe TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

37AMt