

WTC 90553-DS

THIS SPACE

2011-006607

Klamath County, Oregon



00102572201100066070020022

05/31/2011 09:45:28 AM

Fee: \$42.00

After recording return to:

BENNIE JEFF YARBRO, JR.

8119 Big Buck Lane

Klamath Falls, OR 97601

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

BENNIE JEFF YARBRO, JR.

8119 Big Buck Lane

Klamath Falls, OR 97601

Escrow No. MT90553-DS

Title No. 0090553

SWD r.042611

STATUTORY WARRANTY DEED

PHILLIP GLEN KANGRIS and SANDRA LYNN KANGRIS, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

BENNIE JEFF YARBRO, JR. and OLGA J. CHANCE not as tenants in common, but with right of survivorship,

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 21 in Block 36 of Tract No. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, 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 **\$69,000.00**.

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:

4/27/11

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 26 day of May, 2011.

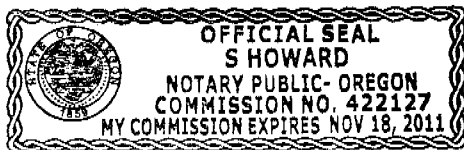

PHILLIP GLEN KANGRIS


SANDRA LYNN KANGRIS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 26, 2011 by PHILLIP GLEN KANGRIS and SANDRA LYNN KANGRIS.


(Notary Public for Oregon)



My commission expires 11-18-11