

UTC 90158-DS

THIS SPACE

2011-007285

Klamath County, Oregon



00103407201100072850030032

06/15/2011 03:17:48 PM

Fee: \$47.00

After recording return to:

JAMES T. CONNELL

5028 Sora Loop

Klamath Falls, OR 97601

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

JAMES T. CONNELL

5028 Sora Loop

Klamath Falls, OR 97601

Escrow No. MT90158-DS

Title No. 0090158

SWD r.042611

STATUTORY WARRANTY DEED

DENNIS M. DECKER and KATHRYN J. DECKER, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

JAMES T. CONNELL and MARGARET S. CONNELL, 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 1311, TRACT 1444, RUNNING Y RESORT PHASE 4, 4TH ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

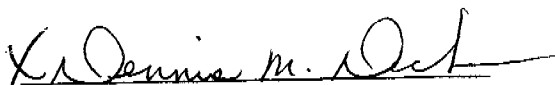
The true and actual consideration for this conveyance is **\$137,000.00**.


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:

47 AND

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 11 day of JUNE, 2011.


DENNIS M. DECKER


KATHRYN J. DECKER

STATE OF CALIFORNIA

ss.

COUNTY OF _____

On _____, 2011 before me, _____ personally appeared DENNIS M. DECKER and KATHRYN J. DECKER personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

See Attached

Signature _____

See Attachment
For Notarization

California all purpose
Certificate of Acknowledgment

State of California

County of Contra Costa } ss

On 6/11/11, Pat Blume - Notary Public before me, personally
Date (Here insert name and title of the officer)

Dennis A. Decker & Kathryn J. Decker
appeared, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which
the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

(Notary Seal)



OPTIONAL SECTION

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document Warranty DEED

Document Date 6/11/11 Number of Pages two

CAPACITY(IES) CLAIMED BY SIGNER

Name of Signer _____

Title(s) _____

Signer is Representing: _____