

MT90874-LW

THIS SPACE R

2011-008064

Klamath County, Oregon



00104390201100080640020020

07/08/2011 10:58:44 AM

Fee: \$42.00



After recording return to:

LAWRENCE W. HICKS

10584 E. LANGELL VALLEY RD

BONANZA, OR 97623

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

LAWRENCE W. HICKS

10584 E. LANGELL VALLEY RD

BONANZA, OR 97623

Escrow No. MT90874-LW

Title No. 0090874

SWD r.042611

STATUTORY WARRANTY DEED

JENNIFER R. ZIMMERLEE,

Grantor(s), hereby convey and warrant to

LAWRENCE W. HICKS,

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:

NE1/4 SE1/4 of Section 1, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.
EXCEPTING THEREFROM that portion conveyed to the United States of America in Deed Book 72, page 177, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$155,000.00**.

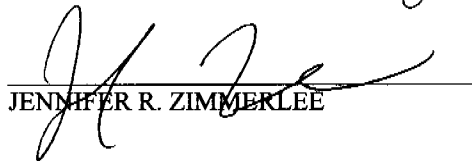
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2011-2012 Real Property Taxes a lien not yet due and payable.

42411

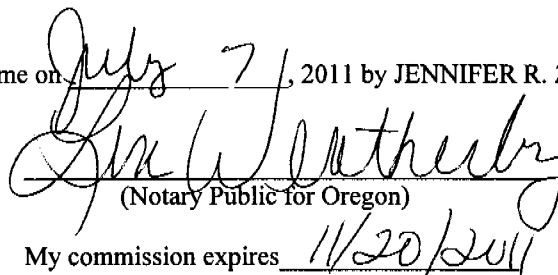
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 7 day of July, 2011.


JENNIFER R. ZIMMERLEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 7, 2011 by JENNIFER R. ZIMMERLEE.


(Notary Public for Oregon)
My commission expires 11/20/2011

