

MT90747-DS

THIS SPACE

2011-008092

Klamath County, Oregon



00104426201100080920020029

07/08/2011 03:19:24 PM

Fee: \$42.00

After recording return to:

JOSEPH W. SIMMS, JR.

1620 11TH AVE., #12

LONGVIEW, WA 98632

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

JOSEPH W. SIMMS, JR.

1620 11th AVE., #12

LONGVIEW, WA 98632

Escrow No. MT90747-DS

Title No. 0090747

SWD r.042611

STATUTORY WARRANTY DEED

SARAH SHAFFER, WHO ACQUIRED TITLE AS SARAH COX,

Grantor(s), hereby convey and warrant to

JOSEPH W. SIMMS, JR. and NADINE WEATHERHOLT 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 47, Block 28 of TRACT NO. 1113-OREGON SHORES-UNIT 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$54,000.00**.

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.

42 AMT

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 6th day of July, 2011.

Sarah Shaffer
SARAH SHAFFER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7-16, 2011 by SARAH SHAFFER.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

