

WTC 90809-MS

THIS SPACE F

2011-008352

Klamath County, Oregon



00104775201100083520020024

07/18/2011 11:38:30 AM

Fee: \$42.00

After recording return to:

David Flint

2508 Chantal Avenue

Klamath Falls, OR 97601

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

David Flint

2508 Chantal Avenue

Klamath Falls, OR 97601

Escrow No. MT90809-MS

Title No. 0090809

SWD r.042611

### STATUTORY WARRANTY DEED

**Zachry James Stoebe, Successor Trustee of the Richard L. and Anne Stoebe Trust,**

Grantor(s), hereby convey and warrant to

**David Flint,**

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 18 in Block 1 of TRACT 1216-FIRST ADDITION TO CHIA PARK, 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 **\$167,500.00.**

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 13 day of July, 2011.

Successor Trustee of the Richard L. and Anne Stoebe Trust

★ [Signature]  
Zachry James Stoebe, Successor Trustee

State of Arizona  
County of Maricopa

This instrument was acknowledged before me on July 13, 2011 by Zachry James Stoebe, Successor Trustee of the Richard L. and Anne Stoebe Trust.

[Signature]  
(Notary Public)  
My commission expires 2/20/15

