

1st 1733613

2011-008508

Klamath County, Oregon



00104967201100085080020029

07/21/2011 01:50:49 PM

Fee: \$42.00



After recording return to:
Steve H. Olberg
12905 SW Beaverdam Road
Beaverton, OR 97007

Until a change is requested all tax statements
shall be sent to the following address:
Steve H. Olberg
12905 SW Beaverdam Road
Beaverton, OR 97007

File No.: 1032-1733613 (JW)
Date: July 13, 2011

THIS SPACE

STATUTORY WARRANTY DEED

Sheila Christensen, Grantor, conveys and warrants to **Steve H. Olberg**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

E 1/2 SE 1/4 SW 1/4 SW 1/4 OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$40,000.00**. (Here comply with requirements of ORS 93.030)

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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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 20 day of July, 20 11.


Sheila Christensen

STATE OF Oregon)
)ss.
County of Yamhill)

County of Yamhill)
This instrument was acknowledged before me on this 30th day of July, 2011
by **Sheila Christensen**.

Witnessed on this 20th day of July, 2011
Janell Walker

Notary Public for Oregon
My commission expires: 4-5-15

