

1st 1738233

2011-008908

Klamath County, Oregon



THIS SPACE



00105472201100089080020026

08/02/2011 03:37:08 PM

Fee: \$42.00

After recording return to:
Jerry Richards and Lois Richards

~~27942 Petersteiner Road~~

~~Bonanza, OR 97623~~

PO Box 143
Oroville, NV 89425

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

Jerry Richards and Lois Richards

~~27942 Petersteiner Road~~

~~Bonanza, OR 97623~~

Same as above

File No.: 7021-1738233 (ALF)

Date: July 21, 2011

STATUTORY WARRANTY DEED

Deniece G. Davis and Michael R. Davis, wife and husband, Grantor, conveys and warrants to **Jerry Richards and Lois Richards, husband and wife as tenants by the entirety**, 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:

LOT 11 BLOCK 2 TRACT 1009, YONNA WOODS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF 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.
2. 2011/2012 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$45,000.00**. (Here comply with requirements of ORS 93.030)

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 1 day of August, 2011

Deniece G. Davis
Deniece G. Davis

Michael R. Davis
Michael R. Davis

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 1 day of August, 2011
by **Deniece G. Davis and Michael R. Davis.**

Notary Public for Oregon
My commission expires:

