

1st 1741265

2011-009388

Klamath County, Oregon



00106075201100093880030036

08/15/2011 02:15:42 PM

Fee: \$47.00



THIS SPACE R

After recording return to:
Christina Marie May
8461 Warbler Drive
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Christina Marie May
8461 Warbler Drive
Bonanza, OR 97623

File No.: 7021-1741265 (TM)
Date: August 11, 2011

STATUTORY WARRANTY DEED

Carl E. Dunlap and Toni J. Dunlap, husband and wife, Grantor, conveys and warrants to **Christina Marie May**, 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:

See exhibit "A" attached hereto and made a part hereof by this reference

Subject to:

2011/2012 Real property taxes; a lien not yet due and payable

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 **\$100,000.00**. (Here comply with requirements of ORS 93.030)

6

APN:

Statutory Warranty Deed
- continued

File No.: 7021-1741265 (TM)

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 11 day of August, 2011.

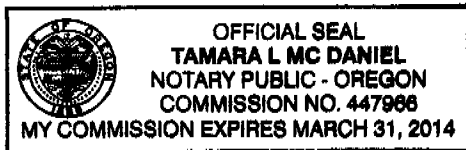
Carl E. Dunlap
Carl E. Dunlap

Toni J. Dunlap
Toni J. Dunlap

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 11 day of August, 2011
by **Carl E. Dunlap and Toni J. Dunlap.**

[Signature]



Notary Public for Oregon
My commission expires: 3/31/14

Exhibit "A" legal description

Lots 41, 42 and 43, Block 125, KLAMATH FALLS FOREST ESTATES HIGHWAY 66
UNIT, PLAT NO. 4, in the County of Klamath, State of Oregon.