

WTC 90942

2011-009533

Klamath County, Oregon

After recording return to:
Kyle Huberd Deborah E. Huberd 26101 SW 45 th Street Wilsonville, OR 97070
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



00106250201100095330020027

08/18/2011 03:08:55 PM

Fee: \$42.00

Order Number: 48039

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Debra J. Tallman and Maureen L. Stapp, each as to an undivided 1/2 interest, as tenants by the entirety Grantors convey and warrant to

Kyle Huberd and Deborah E. Huberd

, **Grantees** the following described real property free of encumbrances except as specifically set forth herein:

Lot 11, Block 6 of SECOND ADDITION TO CRES-DEL ACRES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Account No(s): **R145738**

Map/Tax Lot No(s):

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$275,000.00**. (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, 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.

Executed this 3rd day of August, 2011

Maureen L. Stapp

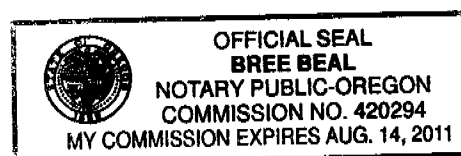
Debra J. Tallman

State of **Oregon**, County of **Deschutes**) ss.

This instrument was acknowledged before me on this 3rd day of August, 2011 by **Maureen L. Stapp and Debra J. Tallman**

Notary Public for Oregon

My commission expires: Aug. 14, 2011



42990

1 of 2

STATE OF OREGON

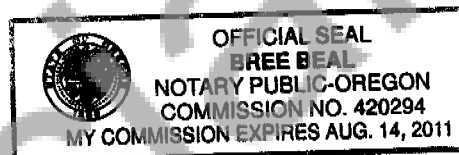
COUNTY OF DESCHUTES

This instrument was acknowledged before me on this 4th day of August,
2011 by Debra J. Tallman.

Baill

Notary Public for State of OREGON

My Commission Expires: Aug. 14, 2011



Unofficial Copy