

WTC 91282-LW

THIS SPACE F

2011-009610

Klamath County, Oregon



00106341201100096100020024

08/22/2011 11:25:31 AM

Fee: \$42.00

After recording return to:

JANE E. RIDER

2934 ANCHOR WAY

KLAMATH FALLS, OR 97601

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

JANE E. RIDER

2934 ANCHOR WAY

KLAMATH FALLS, OR 97601

Escrow No. MT91282-LW

Title No. 0091282

SWD r.042611

STATUTORY WARRANTY DEED

BRANT EVAN KIRK and AMANDA LYNNAE KIRK, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

JANE E. RIDER and STEVE E. EDGEMEN, as tenants in common,

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:

Lots 17 and 18, Block 34, SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3809-029AC-1800-000

The true and actual consideration for this conveyance is **\$6,500.00**.

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.

427m

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.

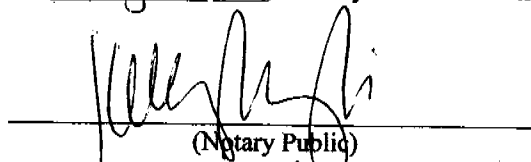
Dated this 19th day of August, 2011.


BRANT EVAN KIRK


AMANDA LYNNAE KIRK

State of Arizona
County of Maricopa

This instrument was acknowledged before me on August 19, 2011 by BRANT EVAN KIRK and AMANDA LYNNAE KIRK.


(Notary Public)
My commission expires 8-27-14

