

1st 1751096

2011-009719

Klamath County, Oregon



THIS SPACE



00106492201100097190020020

08/24/2011 02:41:57 PM

Fee: \$42.00

After recording return to:  
Robert G. Bahneman  
PO Box 7581  
Klamath Falls, OR 97602

Until a change is requested all tax statements  
shall be sent to the following address:  
Robert G. Bahneman  
PO Box 7581  
Klamath Falls, OR 97602

File No.: 7021-1751096 (ALF)  
Date: August 22, 2011

### STATUTORY WARRANTY DEED

**Brian L. Curtis and Dolores Curtis**, Grantor, conveys and warrants to **Robert G. Bahneman**, 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 4, Block 47, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, 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. Taxes for the fiscal year 2011-2012 a lien due, but not yet payable.

The true consideration for this conveyance is **\$52,000.00**. (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 03 day of August, 2011.

Brian L. Curtis  
Brian L. Curtis

Dolores Curtis  
Dolores Curtis

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 03 day of August, 2011  
by **Brian L. Curtis and Dolores Curtis.**

Adrien Fleeck  
Notary Public for Oregon  
My commission expires: 12-3-14

