

WT90817-LW



THIS SPACE F

2011-009726
Klamath County, Oregon



08/24/2011 03:23:59 PM

Fee: \$42.00

After recording return to:

ADAM E. WIGHT

7629 CANNON AVE.

KLAMATH FALLS, OR 97603

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

ADAM E. WIGHT

7629 CANNON AVE.

KLAMATH FALLS, OR 97603

Escrow No. MT90817-LW

Title No. 0090817

SWD r.042611

STATUTORY WARRANTY DEED

SUSAN D. TYRHOLM and ROBERT L. KUIST and KARLA J. CASSELS, as tenants in common,

Grantor(s), hereby convey and warrant to

ADAM E. WIGHT,

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:

Lot 58 of SKYLINE VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$158,000.00**.

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.

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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, 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 28th day of August, 2011.

Susan D. Tyrholm
SUSAN D. TYRHOLM

Karla J. Cassels
KARLA J. CASSELS

BY Susan D. Tyrholm, her attorney in fact
SUSAN D. TYRHOLM, HER ATTORNEY IN FACT

Robert L. Kuist
ROBERT L. KUIST

BY Susan D. Tyrholm, his attorney in fact
SUSAN D. TYRHOLM, HIS ATTORNEY IN FACT

State of Oregon

County of Jackson

This instrument was acknowledged before me on August 22, 2011 by SUSAN D. TYRHOLM FOR HERSELF AND AS ATTORNEY IN FACT FOR ROBERT L. KUIST AND KARLA J. CASSELS.

Gena C. Whipple
(Notary Public for Oregon)

My commission expires 10-22-2013

