

1st 1739379

2011-009918

Klamath County, Oregon



THIS SPACE



00106732201100099180020028

08/30/2011 02:45:29 PM

Fee: \$42.00

After recording return to:
Nick Lyon
3723 Grenada Way
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Nick Lyon
3723 Grenada Way
Klamath Falls, OR 97603

File No.: 7021-1739379 (SFK)
Date: July 22, 2011

STATUTORY WARRANTY DEED

Cross Timbers Baptist Church, Inc., an Oregon Domestic Non-Profit Corporation, Grantor, conveys and warrants to **Danielle Reichlin, a single woman, and Nick Lyon, a single man, as joint tenants**, 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 9 in Block 5 of TRACT 1022, FOURTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. 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 **\$140,000.00**. (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 29 day of August, 2011.

Cross Timbers Baptist Church, Inc., an Oregon
Domestic Non-Profit Corporation



By: Kevin Arndt, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of August, 2011
by Kevin Arndt as Trustee of Cross Timbers Baptist Church, Inc., an Oregon Domestic Non-Profit
Corporation, on behalf of the .



Notary Public for Oregon

My commission expires: 10/16/2014