

NOT 91321-DS

THIS SPACE

2011-009978

Klamath County, Oregon



08/31/2011 03:14:18 PM

Fee: \$42.00

After recording return to:

Larry Allen Lehman

6531 Paint Horse Way

Klamath Falls, OR 97601

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

Larry Allen Lehman

6531 Paint Horse Way

Klamath Falls, OR 97601

Escrow No. MT91321-DS

Title No. 0091321

SWD r.042611

STATUTORY WARRANTY DEED

James L. Barbee and Penny J. Barbee, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Larry Allen Lehman,

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 1 in Block 32 of TRACT 1081 - FIFTH ADDITION TO KLAMATH RIVER ACRES, 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 **\$102,000.00**.

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.

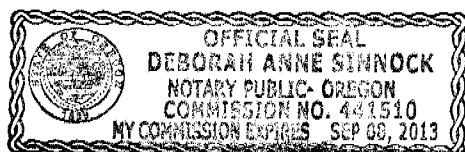
Dated this 31st day of August, 2011.

James L. Barbee
James L. Barbee

Penny J. Barbee
Penny J. Barbee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8-31-, 2011 by James L. Barbee and Penny J. Barbee.



Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13