

WTC 91468-LW

THIS SPACE

2011-010492

Klamath County, Oregon



00107472201100104920020023

09/19/2011 11:27:30 AM

Fee: \$42.00

After recording return to:

ROBERT J. HANSEN

136859 6TH ST.

CRESCENT, OR 97733

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

ROBERT J. HANSEN

SAME AS ABOVE

Escrow No. MT91468-LW

Title No. 0091468

SWD r.042611

STATUTORY WARRANTY DEED

JEFFREY L. DENTON and VICKY DENTON, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

ROBERT J. HANSEN,

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 9 and 10 in Block 34 of CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
TOGETHER WITH that portion of the vacated alley by Final Order 2003-053 and recorded December 16, 2002 in Volume M02, page 72847, which inures by law thereto.

The true and actual consideration for this conveyance is **\$37,500.00**.

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.

421m0

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 16 day of Sep, 2011.

Jeffrey L. Denton
JEFFREY L. DENTON

Vicky Denton
VICKY DENTON

State of Oregon
County of Clatsop

This instrument was acknowledged before me on September 16 2011 by JEFFREY L. DENTON and VICKY DENTON.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011

