

WTC 91297-DS

THIS SPACE R

2011-010674

Klamath County, Oregon



00107690201100106740020022

09/22/2011 03:31:11 PM

Fee: \$42.00

After recording return to:

Kirk T. Cunningham

5730 Denver Ave.

Klamath Falls, OR 97603

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

Kirk T. Cunningham

5730 Denver Ave.

Klamath Falls, OR 97603

Escrow No. MT91297-DS

Title No. 0091297

SWD r.042611

STATUTORY WARRANTY DEED

Adrian W. Smigaj and Linda C. Smigaj, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Kirk T. Cunningham and Erin L. Cunningham, as tenants by the entirety,

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:

Parcel 1 of Land Partition 24-06, being a replat of a portion of Lots 17-19 of "HOMEDALE", situated in the SE1/4 NE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$155,000.00**.

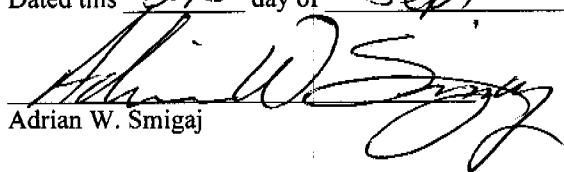
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

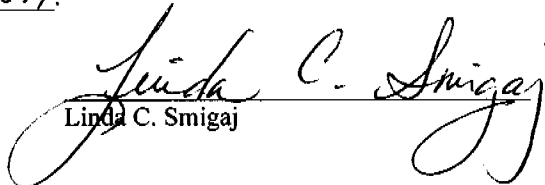
2011-2012 Real Property Taxes a lien not yet due and payable.

425 pmt

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.

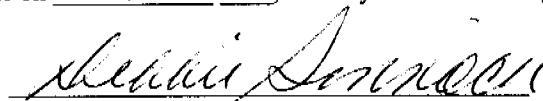
Dated this 21st day of Sept, 2011.


Adrian W. Smigaj


Linda C. Smigaj

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9-21-, 2011 by Adrian W. Smigaj and Linda C. Smigaj.


(Notary Public for Oregon)

My commission expires 9-8-13

