

* 1st 1756984

2011-010709
Klamath County, Oregon



THIS SPACE RI



09/23/2011 11:27:58 AM

Fee: \$42.00

After recording return to:
Sue Corbin
PO Box 145
Seal Beach, CA 90740

Until a change is requested all tax statements
shall be sent to the following address:
Sue Corbin
PO Box 145
Seal Beach, CA 90740

File No.: 7021-1756984 (ALF)
Date: September 01, 2011

STATUTORY WARRANTY DEED

Edward A Gaster and Diana M. Gaster as tenants by the entirety, Grantor, conveys and warrants to **Sue Corbin**, 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 16, BLOCK 2, LONE PINE ON THE SPRAGUE, TOGETHER WITH AN UNDIVIDED 1/80TH INTEREST IN A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE NORTHEAST QUARTER OF SECTION 14 ALL IN TOWNSHIP 35 SOUTH, RANGE 9 EAST OF WILLAMETTE MERIDIAN KLAMATH COUNTY, OREGON.

Subject to:

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.
2. Taxes for the fiscal year 2011-2012 a lien due but not yet payable.

The true consideration for this conveyance is **\$19,999.00**. (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 19th day of September, 20 11.

Edward A. Gaster
Edward A Gaster

Diana M. Gaster
Diana M. Gaster

STATE OF ~~Oregon~~ Hawaii)
County of ~~Klamath~~ Hawaii) ss.

This instrument was acknowledged before me on this 19th day of September, 20 11
by **Edward A Gaster and Diana M. Gaster.**

B. Martinez [Signature]

NOTARY PUBLIC CERTIFICATION
B. Martinez Third Judicial Circuit
Doc. Description: Statutory Warranty
Deed

Notary Public for Oregon
My commission expires: 3/07/14

No. of Pages: 51 Date of Doc. 9/19/11

[Signature] 9/19/11
Notary Signature Date