

WTC 91461



THIS SPACE

2011-011019
Klamath County, Oregon



00108115201100110190020024

10/03/2011 03:24:00 PM

Fee: \$42.00

After recording return to:

Charles M. Howard

155 N. E. Paloma Ave

Gresham, OR 97030

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

Charles M. Howard

155 N. E. Paloma Ave

Gresham, OR 97030

Escrow No. SR134850LI

Title No. 0091461

SWD r.042611

STATUTORY WARRANTY DEED

Mary S. Herrington and Earl F. Herrington, as tenants by the entirety, as to an undivided 1/2 interest; and
Kay S. Wynn, as to an undivided 1/2 interest,

Grantor(s), hereby convey and warrant to

Charles M. Howard and Sandra L. Howard, 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:

**Lot 3 in Block 1 of Jack Pine Village, according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Key No. 134465

2309-025A0-09000-000

The true and actual consideration for this conveyance is \$110,000.00.

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.

427m

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 27th day of Sept., 2011.

Mary S. Herrington Mary S. Herrington by Earl F. Herrington Earl F. Herrington by

BY: Mary Anne Hawthorne
Mary S. Herrington by Mary Anne Hawthorne, as her
attorney in fact as her attorney in fact

BY: Mary Anne Hawthorne
Earl F. Herrington by Mary Anne Hawthorne, as his
attorney in fact as his attorney in fact

Kay S. Wynn Kay S. Wynn by

BY: Mary Anne Hawthorne
Kay S. Wynn by Mary Anne Hawthorne, as her attorney
in fact as her attorney in fact

State of South Carolina
County of Horry

On this the 27th day of Sept, 2011, personally appeared Mary Anne Hawthorne, as attorney in fact for Mary S. Herrington, Earl F. Herrington and Kay S. Wynn and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instruments to be the act and deed of said principal.

Before me:

Beth Sallins, Beth Sallins
(Notary Public for South Carolina)

My commission expires 3/29/2017