

WTC 90828-LW

THIS SPACE

2011-011733
Klamath County, Oregon



00108928201100117330020027

10/20/2011 11:23:03 AM

Fee: \$42.00

After recording return to:

JAY SANDAHL

P.O. BOX 53

GRENADA, CA 96038

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

JAY SANDAHL

P.O. BOX 53

GRENADA, CA 96038

Escrow No. MT90828-LW

Title No. 0090828

SWD r.042611

STATUTORY WARRANTY DEED

ALVIN L. VANHULZEN and JEAN VANHULZEN, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

JAY SANDAHL and KRISTIN SANDAHL, 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 49-06 located in the S1/2 of Section 12, and the NW1/4 NE1/4, NE1/4 NW1/4, NW1/4 NW1/4 of Section 13, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$575,000.00**.

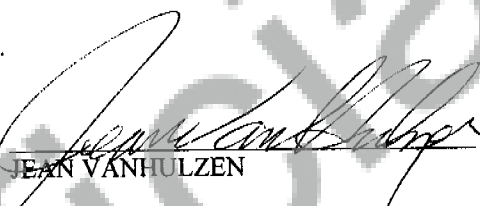
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

425meo

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 14 day of October, 2011.


ALVIN L. VANHULZEN


JEAN VANHULZEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 14, 2011 by ALVIN L. VANHULZEN and JEAN VANHULZEN.


(Notary Public for Oregon)

My commission expires 11/20/2011

