



THIS SPAC

2011-012370
Klamath County, Oregon



11/03/2011 11:20:55 AM

Fee: \$37.00

After recording return to:

RICK W. AVEY
1403 RED BUD DRIVE
KLAMATH FALLS, OR 97601

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

RICK W. AVEY
1403 RED BUD DRIVE
KLAMATH FALLS, OR 97601

Escrow No. MT91734-SH

Title No. 0091734

SWDI r.041111

STATUTORY WARRANTY DEED

ERIC JOHNSON and ANGELA L. JOHNSON, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

RICK W. AVEY and DARETTA K. AVEY, 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 57 of the WOODLANDS PHASE 1 TRACT NO. 1416, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$171,000.00.

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:

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 28th day of October, 2011.

ERIC JOHNSON

ANGELA L. JOHNSON

State of Oregon
County of KLAMATH Benton

This instrument was acknowledged before me on Oct 27, 2011 by ERIC JOHNSON and ANGELA L. JOHNSON.

(Notary Public for Oregon)

My commission expires 06-02-2013



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